GROVES HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JANUARY 13, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Louise Lang, Vice-President; Patricia Stone, Secretary; Bill Bold, Treasurer.

2. Others in attendance:

   A. James Nguyen and Bob Bartlein of Bartlein and Company.

   B. 92 (persons or proxy) present.

II. MEETING CALLED TO ORDER

1. By David Ringheiser at 7:45 p.m.

2. Proof of Notice -- All owners of record as of December, 1992 were mailed notice of the Annual Meeting.

III. MINUTES OF PRIOR MEETING

1. David Ringheiser reviewed the Minutes of the 1992 Annual Meeting as follows:

   A. Weightroom carpet and equipment purchased in 1991.

   B. A major flooding incident in 1991 that required water meter labeling.

   C. The pool was to be replastered in 1992.

   D. Plan to use 50% percent of our reserves to begin repairs on the patios due to soil compaction problems.

   E. A treasurer's report was given during the 1992 Annual Meeting.

   F. The election of the 1992 Board of Directors -- Patricia Stone, Louise Lange, Bill Bold, David Ringheiser, and Joel Werebelow who has since left the area.

MOTION made by homeowner to accept Minutes of 1992 Annual Meeting.

SECONDED.

MOTION PASSED UNANIMOUSLY.

IV. COMMITTEE REPORTS

1. Treasurer's Report for 1992

Total Revenue	$255,976.39
Total Expenditures	226,206.07
Reserve Increase	29,770.32

(See Attached Exhibit "A")

David Ringheiser reported that there were no major problems with the various budgets during 1992, but he did note the following items of concern:

A. The maintenance budget experienced a drastic increase in spending.

B. Legal fees and costs of approximately $15,000.00 were necessarily spent in 1992 in connection with the pending lawsuit.

C. The creekbed erosion repair costs previously allocated from the 1992 reserves will be allocated from the 1993 reserves instead. The sum of $30,000.00 has been budgeted for this item.

D. Homeowner fees were increased by $8.00 per month in 1993. This increase was the first increase in the past 2 years.

2. Election of the Board.

1. Bob Bartlein explained to all in attendance that there were five positions available on the Board.

2. Nominations were then accepted as follows:

A. Bill Bold was nominated. The **MOTION** was **SECONDED** and **CARRIED.**

B. Patricia Stone was nominated. The **MOTION** was **SECONDED** and **CARRIED.**

C. Louise Lange was nominated. The **MOTION** was **SECONDED** and **CARRIED.**

D. David Ringheiser was nominated. The **MOTION** was **SECONDED** and **CARRIED.**

E. Merrill Robinson was nominated. The **MOTION** was **SECONDED** and **CARRIED.**

MOTION made that the nominations be closed and slate elected.

MOTION SECONDED.

MOTION PASSED unanimously.

V. OLD BUSINESS

1. Landscaping.

   A. Dave reported the Board's satisfaction with the landscaping maintenance during 1992.

   B. New fences were erected to stop dirt trails from appearing within the complex.

   C. Dave encouraged those in attendance to use the suggestion box to make suggestions with regard to the landscaping within the complex.

2. Lawsuit.

   A. Dave reported that all parties to the action have agreed to attend mediation in an effort to bypass the expense of trial.

   B. Independent engineering surveys of the interior of the units have been completed. The preliminary results suggest that no out of the ordinary settlement problems exist, and that the units do not suffer from foundational problems.

   C. Dave reported that the repair estimates given three years ago were approximately $80,000.00, but that this amount can vary depending on the results of the most recent engineering surveys.

   D. The Association's attorney charges the rate of $180.00 per hour. The Board closely monitors the attorneys' fees and the costs expended in the action in an effort to keep them at a minimum. The anticipated total attorneys' fees and costs to be spent in connection with the action is $25,000.00.

E. Bob Bartlein stated that the contractor Defendant has agreed that, if the damage is limited to the patios, then it will make the Association whole by paying for the repair of the patios. An independent engineering firm is to conduct a survey of the damage and report its findings directly to the court. At that point, formal bids will be taken to repair the work, and the judge will incorporate the repair costs into a judgment in favor of the Association. Bob confirmed that the total attorneys' fees and costs are anticipated to be approximately $25,000.00.

F. A homeowner asked what the Association's disclosure requirements are with regard to the lawsuit and the units on the market for sale. Bob Bartlein stated that the Association discloses that there is a lawsuit on file involving the complex and then explains the facts and circumstances surrounding the action and the status of the action to the potential purchaser/mortgage company. However, the Association cannot put any approximate ending date due to the uncertainty of the nature of the suit.

3. Patio Siding.

A. Dave explained some possible causes of the patio siding problems such as rain getting in the inside of the siding which saturates the wood and causing the siding to swell.

B. The damage can potentially be $6,000 to $7,000 per damaged patio.

C. The Association is currently caulking the patios on all of the units at a price of approximately $1,000 per unit in an effort to avoid the more expensive potential repair cost of $6,000 to $7,000 per unit.

D. The repair costs for the patios could reach $70,000 based on current information. $30,000 has been budgeted in 1993 for these repairs.

E. Dave asked all in attendance to check their units for patio siding problems and to inform the Board immediately if evidence of siding damage is found.

4. Damaged Doors.

A. The damaged doors within the complex were discussed. Dave Ringheiser stated that the doors were not manufactured to be used in the high weather exposure areas. He indicated that the Board had information concerning replacement doors.

B. The issue of collecting money from Invest West for replacement of the doors was discussed. Dave Ringheiser stated that this issue was addressed in the current action filed by the Association, but that each homeowner should explore all available options on their own and also investigate any statutory requirements.

VI. **NEW BUSINESS.**

1. IRS Regulation 1.277-1.

Bob Bartlein informed all in attendance that, under IRS Regulation 1.277-1, any and all excess membership income over membership expenses must be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Bob then read the Resolution attached hereto as Exhibit "B" to the floor. A **MOTION** was made to adopt the Resolution, it was **SECONDED** and unanimously **CARRIED.**

2. Awnings for Patios.

A homeowner asked the Board to consider allowing homeowners to install awnings over their patio areas to provide protection from the sun and rain.

3. Electric Gate.

A. A homeowner asked the Board to consider fixing the electric gate.

B. Dave Ringheiser stated that the Board is currently researching ways to repair or replace the gate.

4. Freeway Noise.

   A. A homeowner asked the Board if anything could be done about the freeway noise such as a retaining wall.

   B. Bob Bartlein suggested that each homeowner/resident write a letter to their governmental Supervisor and request that Caltrans install a retaining wall to reduce the freeway noise.

5. Exterior Painting of the Units.

   A. A homeowner asked the Board when the exterior of the units were scheduled to be painted.

   B. Dave Ringheiser stated that the units are scheduled to be painted in 1995 but that the Board is keeping a close eye on the condition of the paint jobs in the meantime.

6. Towing Within the Complex.

   A. A homeowner expressed concern over the large amount of automobiles being towed away from the complex for parking violations. He **MOTIONED** the Board to allow towing of vehicles only after the vehicle has been parked in a "tow-away zone" area for at least four hours, and for the Board to utilize another system of parking enforcement such as ticketing vehicles that are in violation of the complex's parking rules.

      MOTION WAS NOT SECONDED; MOTION DIED FOR LACK OF SECOND.

   B. Other homeowners expressed their satisfaction with the current tow-away system.

VII. **MEETING ADJOURNED.**

A. The meeting was adjourned at 9:15 p.m.

B. The next regular meeting of the Board of Directors is scheduled for February 8, 1993.

C. **MOTION** to nominate Dave Ringheiser as President of the Board was made, **SECONDED** and **CARRIED.**

D. **MOTION** to nominate MERRILL ROBINSON as Secretary of the Board was made, **SECONDED** and **CARRIED.**

E. **MOTION** to nominate Bill Bold as Treasurer of the Board was made, **SECONDED** and **CARRIED.**

F. **MOTION** to nominate Louise Lange as FIRST Vice-President of the Board was made, **SECONDED** and **CARRIED.**
MOTION TO NOMINATE TRISH STONE AS SECOND V.P. OF BD, SECONDED AND CARRIED.

G. Bob Bartlein presented the Board with a bill from Peter Ehlen in the amount of $5,890.00, of which the Association is responsible for payment of one-half. Bob requested the Board's authorization to pay one-half ($2,945.00) of the bill.

MOTION made to authorize Bartlein & Company to payment of the bill, **MOTION SECONDED** and **CARRIED.**

RESOLUTION AS TO EXCESS FEES

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT

WHEREAS, the EUCALYPTUS GROVES Owners' Association is a California owner's association duly organized and existing under the laws of the State of California; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association;

RESOLVED, that any and all excess of membership income over membership expenses as defined in IRS Reg. 1.277-1 for the current and past tax years, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the membership held on JAN 13, 1993

ATTESTED: [signature]
Secretary

Resol.Con 1/92

EUCALYPTUS GROVES
FINANCIAL & BUDGET

	1993 BUDGET	1992 ACTUAL	1991 ACTUAL	1990 ACTUAL	1989 ACTUAL
-- REVENUES --					
OWNER ASSESSMENTS (Net)	$268,500.00	$251,593.39	$254,937.07	$202,900.98	
OTHER INCOME	0.00	4,383.00	3,990.96	984.00	
TOTAL REVENUE	**$268,500.00**	**$255,976.39**	**$258,928.03**	**$203,884.98**	
-- EXPENDITURES --					
CLEANING	$7,500.00	$7,240.80	$4,100.00	$4,719.28	$5,555.00
ELECTRIC	10,500.00	10,036.99	9,601.26	8,609.32	9,109.15
LANDSCAPING	42,000.00	47,709.55	51,193.68	48,507.60	48,344.00
LANDSCAPING SUPPLY/EXTRAS	7,000.00	2,166.00	2,070.00	5,368.81	3,075.68
MANAGEMENT	15,360.00	14,880.00	14,280.00	13,425.00	11,814.00
PAINTING	3,000.00	1,497.34	2,042.75	3,941.85	9,698.49
POOL MAINT & SUPPLIES	12,000.00	11,313.23	15,273.96	14,766.60	17,109.79
POOL HEATING (GAS)	2,400.00	2,071.96	N/A	N/A	N/A
REPAIRS & MAINT	30,000.00	28,642.73	25,426.41	9,776.88	15,252.38
RUBBISH REMOVAL	26,000.00	23,457.67	20,791.05	18,051.05	15,680.52
SECURITY & PROTECTION	3,000.00	2,589.00	1,028.00	1,008.00	1,768.66
SUPPLIES	3,500.00	3,811.72	4,615.94	2,477.97	3,971.52
WATER & SEWER	12,000.00	10,292.34	(9,998.58)	22,944.43	4,689.94
INSURANCE	25,000.00	25,900.21	26,770.24	24,775.02	21,010.32
PEST CONTROL	800.00	455.00	520.00	0.00	0.00
PROFESSIONAL FEES	12,000.00	16,806.68	7,779.51	1,220.00	1,943.75
TELEPHONE (ENTRY GATE)	250.00	189.19	223.79	359.28	348.81
TAXES	2,800.00	3,014.00	2,946.21	3,870.68	1,683.00
MISCELLANEOUS	1,000.00	1,796.66	1,076.61	1,433.79	1,391.65
TOTAL	$216,110.00	$213,871.07	$179,740.83	$185,255.56	$172,446.66
Reserve Expenditures	32,000.00	12,335.00	0.00	12,500.00	
TOTAL EXPENDITURES	$248,110.00	$226,206.07	$179,740.83	$197,755.56	
RESERVE Increase (Decrease)	20,390.00	29,770.32	79,187.20	6,129.42	
TOTAL FUNDS NEEDED	**$268,500.00**	**$255,976.39**	**$258,928.03**	**$203,884.98**	

MONTHLY FEES: In order to meet this budget, the monthly fees will increase to $165.00 per month. In the event the fees are received in the office of Bartlein & Company, Inc. or mailed to that office and postmarked on or before the 10th day of the month when due, a $40.00 discount will apply. **IN OTHER WORDS, IF YOU PAY BY THE 10TH, PAY ONLY:**

$125.00 **EFFECTIVE JANUARY 1, 1993**

FUNDS AVAILABLE:

12/31/92	Home Fed. Savings	$94,231.66		
	S.B. Bank & Trust	32,640.75		
	La Cumbre Savings	69,880.99		
	Goleta Nat Bank	98,203.78		
	Operating Account	5,261.20	TOTAL	$300,218.38

DELINQUENCY POLICY: If fees are unpaid at the end of any given month, a lien will be filed against the delinquent unit for the full fee plus applicable late charges, interest, and collection costs.

MAJOR REPAIRS AND REPLACEMENTS: The following cost estimates and reserve analysis is based on a reserve study which is reviewed by the Board of Directors each year to account for inflation and planning changes:

ITEM-Expected Life	DATE EXPECTED	EXPECTED COST	IN RESERVE 12/31/92	BALANCE NEEDED	1993 ADDITIONS	PROJ. BAL. 12/31/93
Creekbed Erosion Work	1993	$32,000	$32,000	$0	($32,000)	$0
Exterior Repaint.-10	1995	138,000	110,400	27,600	13,800	124,200
Seal Coat Drives-3	1996	19,000	0	19,000	6,350	6,350
Pool Equipment-10	1997	6,100	3,660	2,440	610	4,270
Repaving-15	1999	64,000	38,400	25,600	4,300	42,700
Retile Jacuzzi-12	2000	2,500	1,050	1,450	210	1,260
Replace Flat Roofs-15	2001	51,200	23,900	27,300	3,420	27,320
Exercise Equip-10	2001	4,000	800	3,200	400	1,200
Replaster Pool-12	2005	6,500	0	6,500	550	550
Repl Shingle Roofs-20	2006	147,200	51,520	95,680	7,360	58,880
Reserve Surplus (Shortage)			38,488	(38,488)	15,390	53,878
TOTALS		$470,500	$300,218	$170,282	$20,390	$320,608

Ratio of actual cash reserves on hand to estimated cash reserves currently required 114.7%

Projected Ratio at Year-End 120.2%

-- NOTES --

IN 1989:
1. Phase III exterior trim was repainted at an approximate cost of $7,000.
2. Clorinators were installed in the pool & jacuzzi at approx. cost of $4,200.

IN 1990:
1. Water rates tripled because of drought.
2. Drives and Parking lots were seal coated (Approx $12,500).

IN 1991:
1. Some landscaping was converted to drip irrigation (Approx $3,700).
2. Some Broken sidewalks were replaced (Approx $3,425).
3. Weight room equipment was replaced (Approx $3,200).
4. Drainage adjoining units 125,131 & 135 was reworked (Approx $2,345).
5. Plans were prepared for erosion control work in creekbed (Approx $5,500).
6. Goleta Water District refunded water bill overcharges (Approx $15,800).

IN1992:
1. Pool was replastered & skimmer replaced (Approx $4,500).
2. Eucalyptus trees were trimmed (Approx $2,250).
3. Replaced sauna heater (Approx $1,150).
4. Caulked wooden joints at 7620, 7636, 7602, 7624, & 7630 (Approx $5,400).
5. Replaced sidings & repaired flashing 7638 #131 (Approx $1,350).
6. Repaired bulging siding at 7638 #367 (Approx $1,500).
7. Asphalt was seal coated (Approx $8,000 paid in '92, bal of $3,000 due in '93).
8. Repaired dryrotted handrails & siding at 7620 (Aprox $6,650)
9. Landscape was renovated at creekbed by 7632 & 7634 (Approx $1,000).

GROVES HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 8, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Louise Lang, Vice-President; Bill Bold, Treasurer; Merrill Robinson, Secretary; Patricia Stone, Member at Large.

2. Others in attendance:

   James Nguyen of Bartlein and Company; Lisa Mathiasen, homeowner; Lawrence Ramstrum of Ramstrum Construction.

II. MEETING CALLED TO ORDER

By David Ringheiser at 7:00 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the December 16, 1992 regular meeting of the Board. The following change was noted:

<u>Paragraph #2, Third Subparagraph</u>

"James requested written proposal and asked questions about insurance coverage explaining that Whidden would have to carry at least $1 million if he were awarded the contract for this job."

MOTION made to accept the Minutes of the December 16, 1992 regular meeting of the Board. **MOTION SECONDED AND UNANIMOUSLY CARRIED.**

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 5,261.20
Total Revenue	22,586.00
Total Expenditures	24,637.47
Ending Balance	$ 3,209.73

Bill Bold reported that the year started off rather routinely, with the exception of large expenses from the maintenance budget for roof repairs. He noted that the pool heating bill for December, 1992 was 22% of the entire 1993 budgeted amount, but that this appears to be seasonal. In addition, almost 40% of the funds budgeted for professional fees in 1993 has already been utilized.

2. Maintenance Report.

2.1 Tom Buffo informed the Board that there are several inoperable lights within the complex. The lights located around building #7626 are likely inoperable due to an electrical problem as Tom checked the circuit breakers and found them not to be the cause of the problem.

Merrill Robinson informed the Board that, during a recent walk through, she noticed that a vehicle had driven up over the curb, hit two flood lights and smashed a lot of landscaping. The lights have since been repaired.

Patricia Stone informed the Board that Building #7620 also has a broken light at the top of the staircase.

A recently burglarized resident sent a thank-you card to the Association for its installation of an additional light near her unit.

2.2 The door immediately next to the meeting room fell off of its hinges and needs to be replaced. Lawrence Ramstrum explained that the door basically fell apart due to water damage and that the replacement cost of the door will be $265.00. The new door carries a 25 year guarantee.

2.3 David Ringheiser informed the Board that the bottom of the sauna appeared to be rusting out. Bill Bold indicated that it had already been repaired.

2.4 David Ringheiser informed the Board that there are a lot of areas within the complex that need to be painted. For example, Charlie Gorman's whole top railing is now bare wood. David suggested that an individual be assigned to actively inventory the units in need of painting, and that the residents be reminded in the newsletter each month to report any areas in need of painting to the Board, including the back patio areas.

2.4.1 The Board discussed hiring an additional maintenance person to work on the needed painting, or to expand Tom Buffo's responsibilities to address this area as he is already familiar with the complex's painting needs. The Board indicated that Mr. Buffo would receive additional compensation in accordance with the extra responsibilities. Mr. Buffo indicated that he will figure out what type of time commitment would be involved in such a job expansion, and will discuss the suggestion with the Board further after ascertained.

2.4.2 James Nguyen suggested that Bill Bold be hired to fill the proposed position as he is already familiar with the repair needs of the units. Mr. Bold indicated that he would prefer that the Board hire an individual with a construction background, although he agreed that he is familiar with the complex's maintenance needs and that the complex needs an additional maintenance person.

2.4.3 The Board discussed the Association's customary policy with regard to hiring a Board member to hold a paid position within the Association. James Nguyen indicated that the Board's policy had customarily been to not pay compensation to individuals holding a position on the Board.

2.4.4 The Board agreed to advertise the new maintenance coordinator position in the monthly newsletter. The advertisement will state the employee's responsibilities as liaison between contractors and the Board, and it will set forth the monthly salary of $100. The Board will run the ad in the newsletter for one month. The Board considered appointing Bill Bold to the position until a qualified individual is selected.

Bill Bold informed the Board that all trim on the upstairs units need to be repainted. James Nguyen indicated that the entire complex is scheduled to painted in 1995, but that the Board currently has $3,000 allocated in its budget for painting this year, and that it can motion to move up part of the painting job from 1995 to 1993. Tom Buffo indicated that all handrails were painted in September of 1991 at a cost of approximately $2,000.00.

MOTION was made to authorize Tom Buffo to begin painting the smaller areas in need of repainting. **MOTION DIED FOR LACK OF SECOND.**

Bill Bold noticed black fungus on a lot of the units, especially around the flower box areas.

Lawrence Ramstrum suggested that semi-gloss be used to paint the railings as it prevents moisture from penetrating the wood.

David Ringheiser suggested that Tom Buffo investigate the cost of repainting the railings of Building #7628, and to telephone the Board with the estimate for further approval. In addition, it was suggested that Mr. Buffo survey the complex to locate the other areas in need of repainting, and to provide an estimate to the Board for the costs associated therewith.

2.5 Lawrence Ramstrum provided the Board with an update on his work within the complex as set forth in the January 27, 1992 letter to Bartlein & Company from Lawrence Ramstrum Construction, a copy of which is attached hereto as Exhibit "B".

Mr. Ramstrum indicated that all of the damaged wood is being replaced with treated wood, and that the wood is primed with the best oil paint available. All trim will be redwood because it will hold up better than douglas fir. Vents are being installed underneath each deck to allow leaks to dry out.

Approximately $25,000 has been billed to date for the services rendered by Lawrence Ramstrum Construction. Mr. Ramstrum stated that the areas most in need of repair are being repaired first to prevent further rot and fungus. The project is approximately 10% completed.

MOTION was made to authorize Bartlein & Company to pay the most recent invoice from Lawrence Ramstrum Construction in the approximate amount of $9,000 for worked performed in connection with building #7602, units #204 and #304. **MOTION SECONDED AND UNANIMOUSLY CARRIED.**

David Ringheiser informed the Board that only $30,000 had been budgeted for this project this year and that all amounts expended above the $30,000 must be paid out of the Association's reserves.

MOTION was made to go forward with the project, repairing the worse areas of damage first, until the budgeted $30,000 has been expended. **MOTION SECONDED AND UNANIMOUSLY CARRIED.**

Bill Bold requested and the contractor agreed to allow Mr. Bold to inspect the areas containing damaged wood before the repairs are initiated. In addition, Mr. Ramstrum indicated that photos are customarily taken of the damaged areas, and that he can make the photos available to the Board for review as well.

The Board directed Mr. Ramstrum to begin repairs to building 7636, unit #261 next.

3. Landscape Report.

   1. The Board noted that several asparagus ferns within the complex had been topped off.

   2. Merrill Robinson reported that trees surrounding the Grove are infested with Longhorn Bores which customarily destroy eucalyptus trees. The County and State Agricultural Departments stated that an infestation of this type can wipe out an entire grove of eucalyptus trees. For example, Santa Barbara Research had to cut down 50% of its grove due to this type of infestation. In addition, the eucalyptus grove located across from the Grove has also been heavily damaged due to the infestation.

Art inspected the trees at the Grove and found that they were in good condition. He indicated that his deep feeding and watering the trees during the drought was helpful in preventing infestation. However, there are two dead trees within the complex which need to be cut down and disposed of, together with the disposal of four trees which were uprooted during the recent winds. Merrill will ask Art whether the trees to be removed should also be replaced, or if the remaining trees in the grove will naturally reproduce the missing trees from seed droppings.

MOTION was made to authorize the removal of the two dead trees at the cost of $500 per tree. **MOTION SECONDED AND UNANIMOUSLY CARRIED.**

Merrill requested that the Board consider authorizing Art to again deep feed the trees, and to also authorize him to spray the trees with insecticide to help them combat the Longhorn Bores.

MOTION was made to authorize Art to deep feed the trees. **MOTION SECONDED AND UNANIMOUSLY CARRIED.**

Merrill will obtain an estimate from Art with regard to the insecticide treatment and will present it to the Board for further consideration.

Merrill Robinson informed the Board that Art indicated that the trees need to be fully trimmed annually and that a line item should be permanently added to the Association's budget for that purpose. The trees were partially trimmed last year at an approximate cost of $2,200. Merrill recalled that Art quoted an approximate cost of $5,000 annually for a complete trim.

James Nguyen reported that expenses of this type are already budgeted for in the miscellaneous landscape line item which is currently funded with $7,000 annually. The Board discussed the possibility of increasing this line item to ensure the availability of funds for the annual full trim of the trees.

Patricia Stone reminded the Board of the dangers of trees falling within the complex, and expressed her concern about the residents' safety in that regard.

MOTION was made to offer Art $4,000 to fully trim the trees and, if said offer is rejected by Art, then this matter will be further considered by the Board. **MOTION SECONDED AND CARRIED.**

3. Merrill noticed that the landscape had sustained damage by Lawrence Ramstrum Construction. She suggested that the Board ask for reimbursement for the damage. After discussion by the Board it was agreed that, with the exception of gross negligence, such damage is unavoidable as the contractor needs an area within which to put its materials. However, the Board will ask Mr. Ramstrum to direct his personnel to use extra care when placing the materials on the landscaped areas.

4. Pool Report.

4.1. Bill Bold reported that the webbing on the furniture in the pool area is in bad condition and that he will obtain a rewebbing estimate for consideration by the Board.

4.2. Bill Bold reported the material on the floor of the sauna needs to be replaced and that he will obtain a bid from Lawrence Ramstrum Construction for consideration by the Board.

V. NEW BUSINESS.

1. Landscape Fees.

1.1. James Nguyen informed the Board that the Association's Progressive Care informed him of an unexpected insurance premium increase, and that Progressive is currently losing money with regard to the Grove. Progressive suggested a 10% fee increase. The Board discussed the pros and cons of the request in detail, and noted that there had not been an increase in approximately three years.

MOTION was made to authorize a 5% fee increase effective this year, and an additional 5% fee increase effective 1994. **MOTION WAS SECONDED AND UNANIMOUSLY CARRIED.**

1.2. James Nguyen informed the Board that the Association paid a premium of $56.00 per unit last year in connection with the California State Earthquake Insurance Fund, and that the law was subsequently repealed. He stated that Bartlein & Company is now attempting to obtain a reimbursement on behalf of the Association for all premiums paid in connection with the Fund.

James Nguyen read to the Board a proposed letter from Bartlein & Company to Oligivy, Norris & Hill, agents for Prudential, in which it requests reimbursement of or credit for all premiums paid in connection with the California State Earthquake Insurance Fund. A copy of said letter is attached hereto as Exhibit "C".

MOTION was made to authorize Bartlein & Company to send the subject letter to Oligivy, Norris & Hill. **MOTION SECONDED AND UNANIMOUSLY CARRIED.**

2. Gutters Cleaned.

2.1. James Nguyen reminded the Board that it had previously indicated that it wanted the gutters within the complex to be cleaned three times a year, and that it was once again time for them to be cleaned.

2.1.1 The Board discussed the possibility of installing chicken wire above the top of the gutters to catch the debris before it goes into the gutter. James Nguyen indicated that the stoppage for the most part is caused by the very small eucalyptus seeds which fall from the trees, and that the chicken wire likely will not be able to prevent the stoppage because the seeds will be able to pass through the open areas within the wire.

James Nguyen indicated that it costs approximately $50.00 per building to have the gutters cleaned in the customary fashion. The Board authorized Bartlein & Company to have the drains cleaned in the same manner as previously done.

3. Creekbed Erosion.

3.1. The Board discussed the creekbed erosion problem within the complex. The County Flood Control officials had previously inspected the property and informed the Board that the problem would eventually fix itself.

David Ringheiser explained the events leading up to the creekbed erosion in detail.

Patricia Stone suggested that County Flood Control be asked to again inspect the site and provide an updated assessment. Louise indicated that she would schedule the appointment with the agency.

3.2. The Association is entertaining bids for the repair of the erosion problem. This will include of the strategic placement of rocks within the creekbed. Granite placed a bid of $35,000, while Ramstrum bid $52,000.00. A verbal bid of $26,000 was made by Henry Whidden, which would include the installation of natural looking concrete as well as the strategic placement of rocks.

4. Late Payers.

4.1. James Nguyen informed the Board that, in late November, 1992, Bartlein & Company sent out warning letters to those homeowners in arrears in the payment of their Association dues. The letters proved effective as several of the homeowners paid on their account thereafter.

4.2. In February, 1993, a lien was filed against unit #321 for the non-payment of Association dues in the amount of $1,541.00.

4.3. The Board discussed the status of the additional homeowners remaining in arrears.

5. Request for Tow Reimbursement.

Cindy Folks and Allen Macy, both allegedly of Building #7638, unit #363, were reimbursed $95.00 in December, 1992, for the towing of their respective vehicles. At the time of their request for reimbursement, Allen Macy informed the Board that he was a resident of the subject unit. As the $95.00 check mailed to Mr. Macy at the subject address was returned by the post office as undeliverable, the question of Mr. Macy's residency within the complex was questioned by the Board.

James Nguyen read to the Board a letter from Cindy Folks dated January 6, 1993 in which she states that Mr. Macy is a resident of her unit. However, the Board is in receipt of conflicting information concerning Mr. Macy's residency, including, but not limited to, his customary mailing address which is different than that of the subject unit, and the address stated on his checks which is also different than the residence within the Grove.

Louise Lange **MOTIONED** that the Board void the check in the amount of $95.00 written to Mr. Macy in December, 1992, and that it reverse the Board's previous decision to reimburse Ms. Folks and Mr. Macy for the towing of their respective vehicles. **MOTION DIED FOR LACK OF SECOND.**

5.1. Patricia Stone suggested that the term "resident" be more clearly defined in the Association's CC&Rs so as to avoid possible confusion of an individual's residency in the future.

The Board then discussed Mr. Macy's residency in greater detail.

Patricia Stone **MOTIONED** that the Board void the check in the amount of $95.00 written to Allen Macy allegedly of building #7638, unit #363, and to reverse the Board's previous decision regarding the towing reimbursement to him and Ms. Folks. **MOTION SECONDED** by Louise Lange. **MOTION PASSED BY MAJORITY VOTE** (Merrill Robinson and Bill Bold opposed).

5.2. In the next newsletter, all homeowners/residents will be informed of the requirement to notify the Board of all new residents and to change their respective mailing addresses to reflect their new address within the complex.

6. For Sale Signs.

James Nguyen expressed concern about the Association's By-Laws regarding size requirements for "for sale" signs. He indicated that this requirement may be contrary to state law and that several sellers have contacted him with regard to the legality of this matter. Additionally, he stated that Bartlein & Company suggests that the Board stop sending letters to homeowners concerning the size of their for sale signs.

After discussion, the Board agreed to make no changes to the By-Laws with regard to the for sale sign requirements at this time.

7. Security Gate Systems.

James Nguyen provided the Board with a pamphlet entitled "Parking and Security Control Systems" for its review and consideration.

The Board discussed the dangers of installing spikes in the entrance area (the type that flatten tires when driven over by vehicles going in the wrong direction).

Patricia Stone stated that the gate can be repaired for approximately $3,300, which would include having the gears silenced. This does not include repairing and\or replacing the keyboard, pedestrian gates and the remotes to be used by the complex's residents.

The Board agreed to informed all homeowners/residents in the next newsletter that the gates will likely be repaired within 90 days.

Patricia Stone will investigate whether the old remotes used by the residents will work with the upgraded system and, if so, she will also ask residents in the newsletter to start looking for their remotes. Ms. Stone will also get a new quote for the gate repairs and further information about the various available safeguards, such as reflectors for the gate.

MOTION was made to repair the front gate, including the silencing of the gears. **MOTION SECONDED AND UNANIMOUSLY CARRIED.**

8. Complaints.

The Board received a complaint from a resident who stated that her neighbor's kitty litter box should be moved, and it also received a complaint about a noisy party. James Nguyen will contact both the complaining parties and request that they speak directly with their neighbors about the situation. With regard to the noisy party complaint, he will suggest that the individual call the police in the event the noise is not lowered in the future.

In the next newsletter, the Board will direct all residents to first approach the offending neighbor when a problem arises. Then, if the offensive behavior persists, to inform the Board and request that it address the problem. James Nguyen indicated that, upon receipt of such a request by the Board, Bartlein & Company will write a letter to the offending resident and/or homeowner and request a change in their behavior.

9. Increased Attendance At Board Meetings.

The Board discussed its desire to have increased participation by the complex's residents/homeowners at the Board's monthly meetings. The Board agreed to extend an invitation in each monthly newsletter to all residents/homeowners, stating that everyone is welcome to attend, setting forth the time and date of the monthly meeting, and encouraging people to consider filling a position on the Board.

10. Awnings.

Tabled.

11. Installation of Wall by Caltrans.

The Board discussed the possibility of Caltrans installing a wall near the complex to reduce traffic noise. Appears unfeasible at this time.

12. Curbs.

Bill Bold informed the Board that paint is coming off several of the red curbs within the complex which were just painted. Although the contractor indicated that he would come back to do touch up work, he has not yet fixed the painted curbs. James Nguyen will call the contractor for a status update.

VI. OLD BUSINESS

1. Lawsuit.

1.1. Homeowner Lisa Mathiasen informed the Board that she attempted to refinance her unit but was denied as a result of the pending lawsuit. She asked for a status update on the action as she did not attend the annual meeting where it had been discussed in detail. Louise Lange provided Ms. Mathiasen with a brief status update on the case and suggested that she seek refinancing at another financial institution.

1.2. Patricia Stone suggested that the Board of Directors refrain from providing the projected duration of the lawsuit to the homeowners because of its uncertainty. David Ringheiser concurred.

1.3. Soil within the complex is scheduled to be tested, and the Board will require access to units within the complex in order to perform such tests.

In the next newsletter, the Board will inform all residents that access to their respective units will be required to perform the soil tests, and will ask them to cooperate with the Board members in gaining access to their respective units.

David Ringheiser suggested that the residents be given two weeks notice of the relinquishment of their keys to the Board, then, after the keys are in possession the ~~position~~ of the Board, schedule the appointment ~~for~~ the soils test.

MOTION was made to authorize Charles Oxton, Esq., to negotiate with the Defendants in the subject action for the Grove's payment of up to $10,000 toward the necessary soils test. **MOTION WAS SECONDED AND UNANIMOUSLY CARRIED.**

VI. NEW BUSINESS.

1. Weight Room.

   1.1. A resident of building 7602, unit #202, donated a rowing machine to the weightroom.

   1.2. A 20 pound weight was replaced in the weightroom.

2. 1993 Facility Passes.

   David Ringheiser volunteered to print off the 1993 facility passes on his computer and to deliver them to Patricia Stone who will in turn have them laminated at Kinkos. 400 passes will be required (2 per unit).

VII. MEETING ADJOURNED.

1. The meeting was adjourned at 10:15 p.m.

2. The next regular meeting of the Board of Directors is scheduled for March 8, 1993 at 7:00 p.m. April's monthly meeting will be held on April 5, 1993 at 7:00 p.m.

GROVES HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MARCH 8, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Louise Lang, Vice-President; Bill Bold, Treasurer; Merrill Robinson, Secretary; Patricia Stone, Second Vice President.

2. Others in attendance:

James Nguyen of Bartlein and Company; Lawrence Ramstrum of Ramstrum Construction; Tom Buffo, Maintenance Coordinator.

II. MEETING CALLED TO ORDER

By David Ringheiser at 7:00 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the February 8, 1993 regular meeting of the Board. The following changes were noted:

<u>Section I, Paragraph 1</u>:

". . . Patricia Stone, Second Vice President."

<u>Section V, Paragraph 5</u>:

"5. Request for Tow Reimbursement.

Cindy Folks and Allen Macy, both allegedly of Building #7638, unit #363, were reimbursed $95.00 in December, 1992, for the towing of Mr. Macy's vehicle. . ."

<u>Section V, Paragraph 7, Third Subparagraph</u>:

"Patricia Stone stated that the gate can be repaired for approximately $1,300, which would include having the gears silenced. This does include repairing and\or replacing the keyboard, but does not include the pedestrian gates and the remotes to be used by the complex's residents."

Section VI, Paragraph 1.3, Third Subparagraph:

"David Ringheiser suggested that the residents be given two weeks notice of the relinquishment of their keys to the Board, then, after the keys are in the possession of the Board, schedule the appointment for the soils test."

Section VII, Paragraph 2:

"The next regular meeting of the Board of Directors is scheduled for March 8, 1993 at 7:00 p.m. April's monthly meeting will be held on April 5, 1993 at 7:00 p.m."

MOTION made to accept the Minutes of the February 8, 1993 regular meeting of the Board as corrected. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Ramstrum Report.

1.1 The Board authorized Mr. Ramstrum to begin work on (siding) Building 7636 #362 next. The tenants have been given notice of the pending commencement of work.

1.2 The Board authorized Ramstrum to repair sink holes by unit #224.

1.3 Mr. Ramstrum will provide James Nguyen with an updated list setting forth the percentage of work completed. He stated that he is finished with most of the 3rd level repairs.

1.4 The Association incurred approximately $20,000 in repair costs since the end of February, approximately $9,000 for caulking, and approximately $12,000 of which was to repair sidings on 8 or 9 buildings. Mr. Ramstrum informed the Board that he is buying the siding in bulk and then priming it in an effort to cut down on costs.

2. Treasurer's Report.

Beginning Balance	$ 3,209.73
Total Revenue	21,474.00
Total Expenditures	33,433.67
Advancements by Bartlein & Co.	750.00
Transfers from Reserve	8,000.00
Ending Balance	$ .06

Bill Bold reported that the Association incurred significant costs in siding and roof repairs during the month of February.

3. Maintenance Report.

3.1 Mr. Buffo presented the Board with Blake Fuentes' bid of $750.00 which represents 50% of the needed repainting. The Board discussed the bid in detail and, because the bid appeared low, Mr. Buffo contacted Mr. Fuentes during the meeting to clarify that Mr. Fuentes understood the extent of repainting job.

MOTION was made to authorize Tom Buffo to negotiate an amount of up to $2,000 with Mr. Fuentes to repaint the areas of trim within the complex in need of repainting. MOTION SECONDED AND UNANIMOUSLY CARRIED.

3.2 The Board discussed hiring an additional maintenance person to work on the repainting project, or to expand Tom Buffo's responsibilities to include this area as he is already familiar with the complex's painting needs. Although the position was advertised in February's newsletter, no responses were received.

3.3 Mr. Buffo indicated that he is willing to take on painting responsibilities, but that he should be compensated for the added responsibilities as well.

MOTION was made to eliminate Bill Bold as temporary maintenance coordinator and to hire him for the permanent paid position. MOTION SECONDED AND UNANIMOUSLY CARRIED.

MOTION was made to hire Bill Bold at $100.00/month retroactive March 1, 1993. MOTION SECONDED AND UNANIMOUSLY CARRIED.

MOTION was made to increase Tom Buffo's current compensation to the amount of $175.00 per month retroactive March 1, 1993. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4. Landscape Report.

4.1 Merrill reported that she and Art did a walk-through of the complex to see which trees are in need of trimming, focusing on those posing a potential danger to buildings. Art submitted a proposal of $4,600 to do the work, which includes tree replacements within the carport areas. The Board discussed the proposal in detail.

MOTION was made to authorize Merrill to negotiate up to $4,000 with Art for the subject tree work. MOTION was SECONDED AND UNANIMOUSLY CARRIED.

4.2 The Board noted that, although two beetle infested trees have not yet been cut down and removed, the Association already received a bill for the work.

4.3 Merrill presented the Board with a bid from Progressive Care Landscape dated February 28, 1993.

MOTION was made to accept the bid from Progressive Care Landscape dated February 28, 1993. MOTION was SECONDED AND UNANIMOUSLY CARRIED.

5. Pool Report.

5.1 Bill Bold presented the Board with an estimate of $598.40 from Ramstrum Construction for the replacement of the wood floor in the sauna. The Board approved the bid and directed Mr. Bold to proceed with the project.

5.2 Mr. Bold informed the Board that he had received cost estimates for the rewebbing of the furniture in the pool area. The Board agreed that the estimated cost was high, and that perhaps the furniture should be replaced instead of rewebbed. James Nguyen provided a patio furniture catalog to the Board for review. The matter was tabled.

V. OLD BUSINESS

1. Lawsuit.

1.1 Homeowner Tom Pagano informed the Board that his unit is on the market for sale but that potential buyers are having difficulty getting financing as a result of the pending lawsuit. He asked for a status update on the action and requested that the Board act expeditiously in its resolution. The Board provided Mr. Pagano with a brief status update

on the case and suggested that the potential buyers contact the realtors involved in recent sales within the complex to find out which institutions financed the purchase of those units.

1.2 James Nguyen presented the Board with its most recent invoice from Charles Oxton, Esq. The Board discussed the possibility of Mr. Oxton's erroneously charging the Association for services rendered in connection with a separate case. James will contact Mr. Oxton for clarification and will that he provide a new revised bill for the Board.

1.3 The Board discussed the status of the lawsuit at length. Board is willing to contribute $10,000 to pay for structural engineer to do his soil testing.

2. Creekbed Erosion.

The Board discussed the recent meeting with the County flood control representatives. Louise, Merrill and Bill were present. The County suggested that the Association contact the contractors utilized by the County as they are familiar with the repair of creekbeds such as the one located in the Grove. Louise will contact the contractors and get bids for the work.

3. Late Payers.

James Nguyen provided the Board with a status update on the homeowners delinquent in the payment of their dues.

4. Homeowner Requests.

4.1 The Board received a request from a resident/homeowner to install a sidewalk or bridge between Phases II and III. After discussion, the Board felt there is not enough funds in the budget.

4.2 The Board received a letter from a resident/homeowner who expressed concern about cats walking on the hood of his or her vehicle, and using the walkways as a litter box. The Board will inform the complaining individual that he or she can attempt to trap the cat and should also speak with the pet's owner about the problem.

4.3 The Board received a letter from a resident/homeowner who was inquiring about which type of paint can be used to paint the deck surface in their unit. Mr. Nguyen will respond to this question on behalf of the Board.

4.4 The Board received a letter of complaint from a resident/homeowner about items left out on a neighbor's patio. Mr. Nguyen stated that the spirit of the Association's rule concerning this issue was so that objects would not be out in the public's view. The Board discussed the possibility of building an enclosed bike cage in the complex for use by the residents which would help eliminate the problem. After much discussion, the Board concluded that it will not enforce the no-items on patio rule unless a particular patio becomes an eyesore and several complaints are received about the violating resident.

5. Lattice.

Bill Bold informed the Board that some units have erected non-conforming lattices on their patio areas without the Board's prior approval. The Board will inform the residents/homeowners about the requirement of receiving the Board's prior approval for any exterior alteration in the next newsletter.

6. Utility Area Doors.

The Board discussed the replacing doors at two utility areas which are old, delaminated and need to be replaced. Bill Bold will get a quote from Ramstrum with regard to the replacement (using metal doors).

7. Water Heaters.

Resident Rodney Meyer informed the Board that the water heater vent system may not be up to code. The Board discussed the matter and directed Mr. Bold to investigate it further.

VI. OLD BUSINESS

1. Security Gate System.

1.1 Patricia presented the Board with a written estimate of $1,234.00 for the proposed front gate repairs. In addition, she indicated that gate remotes will be sold to the homeowners at the group rate of approximately $20.00 per unit. The Board discussed the bid in detail.

1.2 Merrill questioned whether fixing the gate was throwing good money after bad because of the gate's bad track record. The Board discussed the high past maintenance costs of the gate, and decided to go forward with the project anyway.

1.3 The homeowners/residents will be reminded to locate their gate remotes and to check their batteries in the Association's next newsletter. In addition, they will be provided with information about the remote supplier and informed that the gate is expected to be operational on June 1, 1993.

MOTION was made to accept the bid of Perimeter Security Systems. MOTION was SECONDED AND UNANIMOUSLY CARRIED.

1.4 Patricia will ask the service representative for information concerning the phone hookups to the gate.

2. Cable Problem.

James Nguyen informed the Board that several electrical cables (suf-feed) located underneath building #7620 need to be tacked up to the floor joists. He received a bid of $231.00 from Ramstrum to do the work. The Board approved Mr. Ramstrum's bid.

3. Sink Holes.

James Nguyen presented the Board with a bid of $131.00 from Ramstrum to fill two sinkholes located with the complex. The Board approved Mr. Ramstrum's bid.

4. James Nguyen presented the Board with a bid of $36.80 to replace the broken concrete swale below unit #224. The Board approved Mr. Ramstrum's bid.

VII. MEETING ADJOURNED.

1. The meeting was adjourned at 10:15 p.m.

2. The next regular meeting of the Board of Directors is scheduled for April 5, 1993 at 7:00 p.m.

GROVES HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
April 5, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Louise Lang, Vice-President; Bill Bold, Treasurer; Merrill Robinson, Secretary; Patricia Stone, Second Vice President.

2. Others in attendance:

James Nguyen of Bartlein and Company; Lawrence Ramstrum of Ramstrum Construction; Tom Buffo, Maintenance Coordinator.

II. MEETING CALLED TO ORDER

By David Ringheiser at 7:10 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the March 8, 1993 regular meeting of the Board.

MOTION made to accept the Minutes of the March 8, 1993 regular meeting of the Board as corrected. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ .06
Total Revenue	22,616.82
Total Expenditures	19,973.29
Net Income	2,643.53
Current Balance	$ 1,893.59

The Treasurer's Report was discussed in detail.

2. Landscape Report.

The Board approved the payment of $4,600 to feed, remove and replant trees within the complex.

3. Pool Report.

3.1 New floor in sauna installed.

3.2 Lounge chair rewebbing discussed.

MOTION was made to authorize Bill Bold to spend up to $50.00 for lounge chair cleaning products. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4. Maintenance Report.

4.1 Bill Bold reported that the following items are in need of repair, and he provided the Board with bids from Ramstrum for each.

Description	Bid
* Brace carport overhangs	$ 187.00
* Plug up holes in siding	68.00
* Patch asphalt	50.00
* Patch hole in concrete by pool	45.00
* Replacing utility doors with hollow metal ones	$2,100.00

MOTION was made to accept the above outlined bids from Ramstrum Construction and to proceed with the listed repairs. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.2 The Board agreed that the maintenance coordinator should be able to spend funds up to a certain amount each month without prior Board approval for maintenance within the complex.

MOTION was made to authorize the maintenance coordinator to spend up to $250.00 each month for maintenance within the complex without prior Board approval. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.3 Larry Ramstrum provided the Board with an update on the siding repairs within the complex, and he provided James Nguyen with photographs depicting his progress to date.

4.4 Larry Ramstrum reported that unit #119 of building 7630 was flooded during the recent rains. He indicated that an electrical hookup must be installed for the sump pump at an estimated cost of $900.00. The matter was discussed in detail.

MOTION was made to approve the water proofing of the subject building and an electrical hookup to the sump pump. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.5 The Board directed Mr. Ramstrum to repair building #7620 next.

4.6 The Board discussed wood rot on the balconies caused by water leaking from plants. In the next newsletter, all residents will be informed that they must use saucers under the plants on their deck areas, as excessive water on the balconies is causing damage to the sidings. The residents will be asked to not allow water from the plants to drip on the railings. Individual letters will be sent to each offending resident\homeowner in the future.

4.7 Tom Buffo reported that the painting project will begin within a week's time.

4.8 The Board directed Tom Buffo to inspect the rod iron within the complex to see which portions need to be repainted.

V. OLD BUSINESS

1. Lawsuit.

The Board discussed the status of the lawsuit at length.

2. Creekbed Erosion.

Merrill reported that she met with a representative of Camozzi Excavating, Inc., and with Rick Tomasani of the County Flood Control. Louise will provide Camozzi Excavating with a copy of the engineering plans, and will request that it make a bid on the creekbed project.

3. Late Payers.

James Nguyen provided the Board with a status update on the homeowners delinquent in the payment of their dues.

4. Homeowner Requests.

The Board reviewed recent letters it received from homeowners/residents.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 9:21 p.m.

2. The next regular meeting of the Board of Directors is scheduled for May 10, 1993 at 7:00 p.m.. The June meeting is scheduled for June 7, 1993 at 7:00 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MAY 10, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Bill Bold, Treasurer; Merrill Robinson, Secretary; Patricia Stone, Second Vice President. Vice-President Louise Lang was absent.

2. Others in attendance:

James Nguyen of Bartlein and Company; Lawrence Ramstrum of Ramstrum Construction; Tom Buffo, Maintenance Coordinator; Mike Sherman, Owner of Unit #310; and Ed Robinson, Owner of Unit #119.

II. MEETING CALLED TO ORDER

By David Ringheiser at 7:10 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the April 5, 1993 regular meeting of the Board.

MOTION made to accept the Minutes of the April 5, 1993 regular meeting of the Board. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 1,893.59
Total Revenue	22,706.50
Total Expenditures	29,772.16
Current Balance	$ 7,791.93

The Treasurer's Report was discussed in detail. It was noted that the Association paid $10,000 as its share of expert witness fees in connection with the current lawsuit.

James Nguyen provided each Board member a 1992 financial statement from the CPA.

2. Landscape Report.

2.1 The Board discussed stagnate water within the creekbed. Merrill will investigate drainage methods.

2.2 Concern was expressed about children riding their bikes in the creekbed. It was suggested that wooden posts be installed in certain areas to prevent entry by children on bicycles.

2.3 By letter, Marie Hayes of Unit #320 informed the Board that the landscape maintenance personnel are using blowers at times other than the designated hours. Merrill will discuss the problem with the landscape personnel.

2.4 Bill reported a buildup of dry branches by the railroad tracks on the property adjacent to the complex. James will write a letter to Southern Pacific Railroad asking it to clear the brush. Also, Trish suggested that the buildup be reported to the Fire Department for inspection.

3. Pool Report.

3.1 Bill unsuccessfully tried to clean the pool patio furniture. He suggested new furniture be purchased next year.

3.2 The jacuzzi was temporarily out of order but Janet and Bill fixed the problem themselves.

3.3 A copy of the pool rules will be included in the next newsletter. In addition, new pool signs will be ordered for the pool area.

3.4 The fence post located near the entry gate of the pool area is wobbly. Larry Ramstrum will investigate.

3.5 By letter, a homeowner informed the Board that college students are utilizing the pool and weight room areas. Residents will be asked to help monitor those areas in the next newsletter.

4. Maintenance Report.

4.1 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $6,540.10 for siding repairs to #259 and #359. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.2 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $6,641.24 for siding repairs to units #260 and #360. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.3 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $4,763.19 for flooding related repairs to building 7630, unit #119. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.4 The Board considered bids received in connection with the painting of white trim on various units in buildings 7606, 7602, 7630, 7632, and 7634, as follows:

Blake Fuentes:

$2,280.00 (plus $1,580.00 for the rod iron)

Steve Ricci:

$850.00 (plus $500.00 for the rod iron)

The Board discussed the bids in detail. James will speak with Steve Ricci regarding his insurance coverage, and will negotiate with Fuentes.

4.5 Larry Ramstrum provided the Board with photos and a list setting forth the status of his work to date. The Board discussed his progress in detail. The Board directed Larry to repair building 7620, units 220 and 320 next.

Dave questioned whether the Association has enough funds available to continue the siding repair project. Other Board members felt that the work is absolutely necessary. The Board discussed payment possibilities such as special assessments and an increase in the Association dues. The costs to date will be outlined in the next newsletter.

4.6 Larry asked whether the Board wanted him to continue installing vents in the rebuilt patios at a cost of $300.00 per unit. The Board agreed that the vents were necessary to prevent future damage.

4.7 Larry reported that building 7630, unit #368, does not have dryrot as the owner had previously reported -- only stains from eucalyptus trees that give an appearance of dryrot.

4.8 Larry reported that the kitchen floor in building 7628, unit #236, needs reinforcing as it is sloping. He will take pictures for the Board's review.

4.9 Larry reported that electrical wires are buried under building #7628. He will get a bid from an electrician for consideration by the Board.

4.10 The Board discussed a leak and mildew problem in the closet of building 7606, unit 106.

4.11 Bill reported that the dumpster areas need to be cleaned; he received a bid of $10.00 per dumpster area for high pressure wash. The Board authorized Bill to have the areas so cleaned. James will direct Merit to clean the dumpster areas on a regular basis.

4.12 Bill reported that he will be remarking the water meters with their appropriate unit numbers.

4.14 Homeowners with utility doors in need of repair have been sent letters requesting that they be repaired. Bill will follow up by checking each unit and, if necessary, James will mail additional letters.

V. OLD BUSINESS

1. Lawsuit.

The Board discussed the status of the lawsuit at length.

2. Creekbed Erosion.

The Board discussed the possibility of postponing the repair of the creekbed until after the siding repairs are complete.

3. Late Payers.

James Nguyen provided the Board with a status update on the homeowners delinquent in the payment of their dues.

4. Homeowner Requests.

4.1 Mike Sherman, owner of unit #310, asked the Board for a status update on the lawsuit. The Board discussed the action with Mr. Sherman in detail, and indicated that an update would be included in the next newsletter as well.

4.2 Ed Robinson, owner of unit #119, provided the Board with a letter concerning the recent flooding of his unit. Mr. Robinson asked the Association to reimburse him $2,240.00 he paid for repairs of water damage. He also presented photos of the damaged areas to the Board for its review.

Mr. Robinson believes the flooding was caused by run off from another property, and that the Association is responsible for the repairs because the original grading near his unit does not allow for drainage, and the drain was plugged in any event.

Ramstrum informed the Board of the results of his investigation, stating that the problem was partly due to a defect in the unit's construction.

The Board discussed the possibility of liability attributable to the adjacent land owners. Ramstrum repaired the unit and installed a sump pump to prevent future flooding.

Merrill will ask the landscape maintenance personnel to clean the ditch near the unit on a regular basis. In addition, James will call Goleta Union School District (Ellwood School) and ask that it redirect the water drainage.

STORM DRAIN

After extensive discussion, the Board agreed to table the matter until after a claim has been filed with the Association's insurance carrier. It was noted that Mr. Robinson does not carry insurance on the unit. It was unclear whether the Association's insurance will pay the claim.

4.3 The owner of building 7602, unit #205, sent the Board a letter reporting dryrot in his unit. Bill and Larry will investigate.

4.4 The Board received a letter requesting that an emergency gas shut off tool be placed next to the gas meters in case of emergency. The matter was tabled pending investigation by Bill.

4.5 The Board received a letter requesting that an extra plastic recycling bin be purchased. In lieu of a new bin, the Board will ask residents in the next newsletter to crush all plastic before putting it in the recycling bin.

4.6 The Board received a letter of protest about the $20.00 charged for each extra remote control unit for the security gate.

4.7 The Association received a letter from the father of Kristin Berry of building 7636, unit #130. The father (an attorney) requested that the Association reimburse Kristin $47.50 for the recent towing of her vehicle. After discussing the events leading up to the towing, the Board agreed to decline the request for reimbursement. In the next newsletter, all residents will be informed that they can call a tow truck if someone is parked in their parking spot.

James will send a letter of reply.

5. Security Gate System.

The Board discussed whether the security code number should be provided to the homeowners/residents. After discussion, the Board agreed that it should not be given out as it will likely be provided to unauthorized users. In the next newsletter, all homeowners/residents will be told that they must be home or provide third parties with a remote if they want to allow them access to the complex. Gate hours will be noted as well.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 10:30 p.m.

2. The next regular meeting of the Board of Directors is scheduled for June 7, 1993 at 7:00 p.m.. The July meeting is scheduled for July 8, 1993 at 7:00 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 7, 1993

I. DIRECTORS PRESENT

1. Louise Lange, Second Vice President; Bill Bold, Treasurer; and Merrill Robinson, Secretary.

   Absent were David Ringheiser, President; and Vice-President Patricia Stone.

2. Others in attendance:

   James Nguyen of Bartlein and Company; and Lawrence Ramstrum of Ramstrum Construction

II. MEETING CALLED TO ORDER

By Louise Lange at 7:10 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the May 10, 1993 regular meeting of the Board.

Merrill requested clarification about the "ditch" referred to in paragraph 4 of page 5 of the Minutes. It was noted that "ditch" should be changed to "storm drain." The Board explained the location of the drain to Merrill.

MOTION made to accept the Minutes of the May 10, 1993 regular meeting of the Board as corrected. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 7,791.93
Total Revenue	22,268.57
Operating Expenses	38,224.56
Reserve Expenditures	855.00
Transfer from Reserve	10,000.00
Current Balance	$ 980.94

2. Landscape Report.

2.1 Bill asked whether Southern Pacific Railroad had removed the brush buildup on the lot adjacent to the complex. James stated that Bartlein reported the matter to the Fire Department, which stated that the debris would be cleaned up by the railroad in due course.

2.2 It was noted that children are destroying foliage in the area within the complex that has the partially missing fence. Merrill will speak with the landscape maintenance personnel about reinstalling the portion of the missing fence.

3. Pool Report.

3.1 The entrance gate brackets that hold the post were repaired.

3.2 The seven-day timer was replaced in the pool area.

3.3 The Board discussed the proposed replacement of the pool patio furniture. This item will be considered in next year's budget.

3.4 Unauthorized individuals were discovered in the pool area after hours. Bill ran them out.

3.5 The noise level from teenagers in the pool area had gotten out of control. Bill spoke with the individuals' parents.

4. Maintenance Report.

4.1 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $2,113.95 for the installation of two sets of utility doors. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.2 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction approximately $1,000 for sump pump work. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.3 MOTION made to accept Blake Fuentes' bid of $3,600 for the painting of numerous railings within the complex. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.4 MOTION made to accept Ramstrum Construction's bid of $2,500 for the tacking up of various utility wires under buildings within the complex, plus the removal of lumber and dirt from underneath the buildings. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.5 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $5,665 for siding repairs to building 7636, units 257 and 357. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.6 James informed the Board that kitchen floor of building 7628, unit 236, is sagging and needs to be reinforced. James explained the proposed work in detail, and presented a $2,365.00 bid for the work from Ramstrum Construction. James stated that the unit is in foreclosure and is for sale. The Board questioned whether it is Association's responsibility to fix the damaged floor.

After discussion, the Board approved Ramstrum's repair of the structural damage to the kitchen floor, to be charged on either a time and material basis or per the $2,365.00 bid, whichever is less.

James will check with Mr. Bartlein about the Association's liability with regard to the floor.

Merrill suggested that, in the event the Association is responsible for the damage, then the Association offer to compromise with the current potential buyers (who are carpet and linoleum contractors) for the repair of the floor, wherein the Association will be responsible for structural repairs and would prepare the floor for the laying of linoleum, and the potential buyers will then lay the flooring of their choice down at their own expense.

4.7 Larry Ramstrum provided the Board with a status update of the work in progress. The Board expressed concern about the funding of the project. James suggested that the Board discontinue the work for one month, pay its current bills and then look at its options thereafter. James stated that the Association is currently 180% over budget on repairs and maintenance. The Board agreed and directed James to repair the sagging floor and wiring as discussed above, and to postpone additional siding jobs.

4.8 The Board received a complaint from a resident about Marie Hayes of unit 320 hanging plants on her balcony. The resident fears that dry rot may reoccur from water leakage.

Larry suggested that residents be directed to hang plants so that they drip over the deck area, not over the railings, and that the Association inform the residents that water drainage dishes must be utilized. James will send a letter to Ms. Hayes directing her to do the same.

Larry offered to show residents where the support beams are located on the balconies so that plants can be properly hung.

4.9 James reminded the Board that the Association was scheduled to have its gutters cleaned at an approximate cost of $650.00. After discussion, the Board agreed to postpone the cleaning and to readdress the issue during the October, 1993 Board meeting.

V. OLD BUSINESS

1. Small Claims Action.

James informed the Board that the Association is being sued for $5,000 in Small Claims Court by Kristin Berry of building 7636, unit #130. He explained that the action was related to the Association's recent denial of Ms. Berry's request that the Association reimburse her $47.50 for the recent towing of her vehicle. James indicated that Bartlein will appear on behalf of the Association, and that he has been provided with declarations for use in Court from Romer Security and BJs towing.

2. Soil Compaction Lawsuit.

The Board discussed the lawsuit in detail. It was noted that structural engineers inspected several units, and that a report of their findings is to follow. In the next newsletter, Merrill will inform all that units in building 7620 were inspected, but that more inspections may follow.

3. Creekbed Erosion.

James reported that the Association finally received a written bid of $31,000 from Jimmie Thaten. It was also noted that Granite revised its bid to $35,100, and that Ramstrum's bid is for $52,120.20.

The Board discussed its inability to pay for this project at this time. The Board agreed to table the matter and it directed James to remove this item from the monthly agenda.

4. Stagnant Water.

Merrill reported that she reminded the landscape maintenance personnel to redirect the drainage within the creekbed to prevent stagnant water problems. The Board expressed concern about the maintenance personnel's recent lack of attention to various matters within the complex. James will call them to discuss the Board's concerns.

5. Late Payers.

James Nguyen provided the Board with a status update on the homeowners delinquent in the payment of their dues.

James reported that the Board received a letter from Prudential Realty concerning building 7628, unit 236, a unit currently in foreclosure. In its letter, Prudential stated that the unit is in escrow, and it requested that the Board waive the delinquent Association fees of approximately $700. After discussion, the Association agreed to deny Prudential's request. James will contact Prudential.

6. Miscellaneous.

Via Bill Bold, Patricia Stone reported that kids are still riding their bicycles in the creekbed area. He reminded the Board that Patricia had previously suggested that a fence be installed in the creekbed to prevent the problem. Bill preferred that a fence not be installed for beautification reasons. The Board discussed various barrier options to help keep the children out.

After discussion, it was agreed that all residents will be reminded in the next newsletter to make sure that their children are not riding their bicycles in the creekbed area.

7. Homeowner Requests.

7.1 By letter to the Board, resident of building 7602, unit 302, requested that the Association install a playground area for children and that it add safety signs throughout the complex warning drivers that children are at play. The homeowner suggested that approximately 4 parking spaces be utilized to install the playground area, and indicated that the projected cost of $4,000 be paid by the Association.

The Board agreed that the item should be brought up at the next annual meeting for input from other residents within the complex. The Board discussed the availability of parking spaces, and its budget considerations in detail. It also addressed the question of whether a playground would cause excess noise within in the complex, and whether there are other playgrounds in the neighborhood available to the residents.

After discussion, the Board agreed to table the matter until Dave and Patricia were present at the August Board meeting.

7.2 Merrill reported that a resident requested that the sprinkler timer near her unit be changed to different hours. However, upon checking with the landscape maintenance personnel, Merrill learned that the request was unfeasible as it would take approximately three hours to reprogram the sprinkler system.

MOTION made to deny the resident's request to change the sprinkler timer near her unit. MOTION SECONDED AND UNANIMOUSLY CARRIED.

7.3 The Board received a report of an abandoned vehicle within the complex. Bill will ticket the car and will call a tow truck if it is not removed within a two week period.

7.4 The Board received a request that all residents be required to put their garbage in plastic bags and to break down their boxes before placement in the garbage bins. Bill indicated that this was previously required, but that it was hard to enforce.

After discussion, the Board agreed to remind residents in the next newsletter that all garbage should be put in plastic bags and that all boxes should be broken down before placement in the garbage bins.

8. Security Gate System.

James informed the Board that he received calls from various residents requesting the security code number to the gate so that they could allow visitors access to the complex, for such purposes as marketing the property for sale, entry by their relatives, etc.

The Board agreed that the code should not be given out, and it discussed other options available to the residents:

* The resident's purchase of a second remote for use by visitors.

* The resident informing the visitor to enter the complex immediately behind another vehicle coming in.

* The resident's asking a neighbor for cooperation in allowing access to the visitor.

* Asking the visitor to use the pedestrian gate when entering the complex.

* For caravan purposes, the Association could either install a lock box outside of the gate that contains the security code, or have the selling agent open the gate from the telephone at the residence in response to a call from an agent at the gate that would like to gain entry.

After discussion, the matter was table.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 9:20 p.m.

2. The next regular meeting of the Board of Directors is scheduled for July 8, 1993 at 7:00 p.m.. The August meeting is scheduled for August 9, 1993 at 7:00 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JULY 8, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Bill Bold, Treasurer; Merrill Robinson, Secretary; Louise Lang, Vice-President.

   Second Vice President Patricia Stone was absent.

2. Others in attendance:

   James Nguyen of Bartlein and Company; Lawrence Ramstrum of Ramstrum Construction.

II. MEETING CALLED TO ORDER

By David Ringheiser at 7:15 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the June 7, 1993 regular meeting of the Board.

MOTION made to accept the Minutes of the June 7, 1993 regular meeting of the Board. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 980.94
Total Revenue	22,561.50
Total Expenditures	23,331.64
Current Balance	$ 210.80

The Treasurer's Report was discussed in detail. It was noted that the Association has already reached 94.2% of budgeted amount for pool heating.

2. Landscape Report.

2.1 Merrill reported that Art has caught up on his workload. The Board agreed that the grounds look nice.

2.2 Bill requested that Merrill ask Art to show him where the water shutoff values are located within the complex so that they can be turned off in the event of an emergency. Merrill agreed to do so.

2.3 Bill reported that the landscaping personnel are continuing to dump debris into the garbage bins even though previously told not to do so. Merrill will speak with Art again.

3. Pool Report.

3.1 Bill reported that he fixed the fan in the exercise room by resetting the circuit breaker.

3.2 Bill reported that there are holes in the walls in the exercise room. He will assess the damage and will patch the holes himself if feasible.

3.3 By letter to the Board, Patricia Stone requested a status update on the recent after hours pool area incident at which time the sheriff was summoned to remove loud teenagers who were trespassing. James stated that Bartlein & Company will write a letter of concern to the owners of the residence associated with the teenagers.

3.4 By letter to the Board, Patricia Stone reported that the heat was off in the jacuzzi. Bill will check the temperature.

4. Maintenance Report.

4.1 Larry Ramstrum provided the Board with a status update of his recent work, including:

* The sloping kitchen floor in building 7628, unit #236, was reinforced.

* The electrical wires that were buried under building #7628 have been tacked up.

* The dirt piles that were located under various buildings within the complex have been leveled.

* The resident of building 2628, unit 117, reported a gas leak, which the gas company subsequently verified. Ramstrum Construction will check the leak and contact the owner.

* The leak and mildew problem in the closet of building 7606, unit 106, has been temporarily fixed by the replacement of a section of drywall.

* The post located near the pool entryway has been repaired.

* It was noted that the sidewalk going to building 7630, units 109 and 110, was broken by the gardener to remove tree roots that were bowing up the concrete. Mr. Ramstrum provided the Board with a $354.00 estimate for cutting out, removing and replacing the six foot section of sidewalk.

* Mr. Ramstrum inspected rippling decks located at building 7610, unit 316, and at building 7620, unit 321. He indicated that the damage was likely caused by excess water and wood contraction, and he provided the Board with a estimate of $600.00 per deck for repairs by Brooks. Bill will check for similar problems within the complex.

* Mr. Ramstrum indicated that the new scupper extensions should be installed over the old ones and that the project should proceed fairly quick. Bill indicated that although the scuppers should be properly repaired, the recent caulking will protect the decks for awhile, providing the Association with additional time to properly remedy the problem. Ramstrum estimated a cost of approximately $500.00 per building to extend the scuppers.

4.2 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $598.00 for the installation of redwood floor in the sauna. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.3 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $5,745.00 for siding repairs to building 7624, unit 226. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.4 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $5,200.00 for siding repairs to building 7636, units 262 and 362. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.5 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $5,750.00 for siding repairs to building 7620, units 220 and 320. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.6 The Board discussed the services provided by Ramstrum Construction in detail, including the quality of work and materials used, the hours billed, and the reliability of Ramstrum Construction. It also addressed budget considerations and the possibility of stopping the siding project for awhile, or asking Ramstrum to reduce its future fees by 10%. James will speak with Mr. Ramstrum about the Board's concerns pertaining to the costs of the project.

4.7 MOTION made to direct Ramstrum Construction to do siding repairs to building 7620, units 321 and 221, including scupper extensions to the entire building. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4.8 By letter to the Board, Patricia Stone asked for an update on the installation of a barricade in the creekbed area to prevent children from riding their bicycles therein. Merrill will get an estimate from Art for consideration by the Board.

5. Secretary's Report.

Merrill reported that when three couples were asked to leave the pool area after hours on July 4th, they stated their belief that the pool hours were extended to 11:00 on holidays. As this is not the case, the pool hours will be noted in the upcoming newsletter.

V. OLD BUSINESS

1. Lawsuit.

The Board discussed the status of the lawsuit at length. Dave informed the Board that a Management Conference requested by Henderson & Angle is scheduled for August 6, 1993 at 1:30 p.m. in Department 5 of the Santa Barbara County Superior Court. All Board members were encouraged to attend.

2. Late Payers.

James Nguyen provided the Board with a status update on the homeowners delinquent in the payment of their dues.

3. Homeowner Requests.

3.1 The Board received a letter from Mr. John Hennessy of building 7640, unit 372, concerning his inability to obtain refinancing due to the current lawsuit and the Association's owner occupancy restrictions. Louise indicated that there have been two recent sales within the complex. She will find out the type of financing involved.

The Board discussed the Association's current occupancy restrictions, the local real estate market in general, the rental ratios within the complex, lenders' and insurers' policies concerning the same, the complex's current vacancy rates, and possible sales restrictions.

After discussion, the Board directed Bartlein & Company to write a letter of response to Mr. Hennessy providing him with an update on the lawsuit, informing him that he can rent his unit out for a period of up to 18 months in any event, and telling him that the Board is not in favor of a change in the current occupancy restrictions.

3.2 The Board discussed the previously tabled request from Mr. and Mrs. Moore of building 7602, unit 302, for the installation of a play area for children within the complex. After discussion, the Board agreed that it currently does not have funds available to grant such a request at this time. The Board directed Bartlein & Company to write a letter of response to Mr. and Mrs. Moore indicating that the request will be considered at a future date if funds become available.

3.3 The Board received a letter from Marie Hayes concerning her precautions in preventing water leakage from the plants located on her balcony. The Board directed Bartlein & Company to write a letter of response to Ms. Hayes thanking her for her efforts.

3.4 Homeowner Dave Ringheiser reported the loud playing of a piano at building 7610, unit 318. The complaining homeowner reported that, to no avail, he approached the offending resident and requested that the playing be stopped by 7:00 p.m. at night. After discussion, the Board agreed that Dave will contact Bill Bold the next time it happens.

3.5 James reported that the insurance claim for flood damage submitted by Bartlein & Company on behalf of Ed Robinson, owner of unit #119, was denied. James indicated that Mr. Robinson may sue the Association. It was noted that Mr. Robinson does not have homeowner's insurance coverage.

After discussion, the Board agreed to deny Mr. Robinson's request that the Association reimburse him for the amounts he spent in connection with the flood damage. Dave indicated that he would ask Patricia Stone to speak with Mr. Robinson about the situation.

3.6 James informed the Board that the matter recently heard in Small Claims Court in connection with the towing of the Kristin Berry's vehicle was taken under submission by the Judge. James suggested that the Association appeal the court's decision if the Judge rules in favor of Ms. Berry.

4. Security Gate System.

Bill reported that he adjusted the exit gate so that it will stop on contact or pressure. He expressed concern about the gate causing damage to cars as it has no sensors to determine whether there are objects in its path. In the next newsletter, residents/homeowners will be cautioned to be careful when exiting the complex. Bill suggested that black rubber padding be put on the edge of the gate to minimize damage caused by gate closure on a vehicle.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 9:00 p.m.

2. The next regular meeting of the Board of Directors is scheduled for August 9, 1993 at 7:00 p.m. The September meeting is scheduled for September 13, 1993 at 7:00 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
August 9, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Louise Lang, Vice-President; Bill Bold, Treasurer; Merrill Robinson, Secretary; Patricia Stone, Second Vice President.

2. Others in attendance:

James Nguyen of Bartlein and Company; Lawrence Ramstrum of Ramstrum Construction; Tom Buffo, Maintenance Coordinator; Marie Hayes (unit #320); Jack Hennessy (unit #372); Kevin Long (unit #211); and Dave Parker (unit #128).

II. MEETING CALLED TO ORDER

By David Ringheiser at 7:10 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the July 8, 1993 regular meeting of the Board.

MOTION made to accept the Minutes of the July 8, 1993 regular meeting of the Board. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 210.80
Total Revenue	23,605.00
Total Expenditures	33,416.29
Transfer from Reserves	10,000.00
Current Balance	$ 399.51

MOTION made to accept the Treasurer's Report for July, 1993, as presented. MOTION SECONDED AND UNANIMOUSLY CARRIED.

2. Landscape Report.

The Board voiced its appreciation of the good job being done by the landscape personnel.

3. Maintenance Report.

3.1 Mr. Ramstrum provided the Board with a status update on current projects.

MOTION made to authorize Ramstrum to make 56 scuppers (approximately $470). MOTION SECONDED AND UNANIMOUSLY CARRIED.

3.2 MOTION made to direct Ramstrum Construction to begin siding repairs to building 7620, units 222 and 322 next. MOTION SECONDED AND UNANIMOUSLY CARRIED.

3.3 In response to the Board's previous request, Mr. Ramstrum stated that Ramstrum Construction will give the Association a 8% discount on all future billings.

3.4 Mr. Ramstrum emphasized the need for patio plants to have drip pans under them. Trish offered to inspect the complex for additional violating residents to insure that all conform to this rule.

3.5 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $2,988.00 for the reattachment of wiring underneath 7 buildings and the rehanging of insulation. MOTION SECONDED AND UNANIMOUSLY CARRIED.

3.6 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction $2,364.76 for repairs made to the kitchen floor of building 7628, unit #236. MOTION SECONDED AND UNANIMOUSLY CARRIED.

3.7 Tom provided the Board with an update on the painting project. He will obtain bids for the painting of the bridge and green wood on the parking structures for the Board's consideration.

3.8 Tom reported that there are three damaged lights within the complex that he cannot fix. James will have them repaired. The Board discussed the possibility of installing additional lights in the parking areas for security purposes.

V. OLD BUSINESS

1. Lawsuit.

The Board discussed the status of the lawsuit at length. It was noted that the Management Conference has been rescheduled to October 1, 1993 at 1:30 p.m. (Department 5).

2. Late Payers.

2.1 James provided the Board with a status update on the homeowners delinquent in the payment of their dues.

2.2 James informed the Board that Mr. Giacomazzi (unit #321) is offering to pay off the balance of his dues if all loss discounts are waived (approximately $400). It was noted that he owes $2,051, and that a lien was filed in February, 1993.

After discussion, the Board agreed to deny Mr. Giacomazzi's request and it directed James to respond to him in that regard.

2.3 James suggested that the Association change its lien policy from 6 months to 1 month delinquency. The Board discussed this suggestion in detail, addressing the issues of lien costs, benefits of putting the public on notice of the amounts due, customary practices of other associations, etc. James explained that when a unit becomes 30 days' late in the payment of its dues, Bartlein customarily writes a letter to and calls the owner to notify him or her of the delinquency. A lien is filed only after this procedure fails to produce payment of the past amounts due.

After discussion,

MOTION was made to adjust the Association's lien policy from 6 months to 30 days delinquency effective SEPT 1, 1993. MOTION SECONDED AND PASSED BY MAJORITY VOTE. Trish abstained.

James will post the new lien policy in the upcoming newsletter.

2.4 James suggested that the Board review the loss discount policy currently in effect, and suggested that it adopt a 10% late charge policy for dues received after the 15th of each month.

The Board discussed the legalities of the loss discount policy.

MOTION was made to eliminate the current loss discount policy and to adopt a 10% late charge for dues received after the 15th of each month effective September 1, 1993. MOTION SECONDED AND PASSED BY UNANIMOUS VOTE.

James will post the new policies in the upcoming newsletter.

3. Homeowner Requests.

3.1 Homeowners Marie Hayes (unit #320), Jack Hennessy (unit #372), Kevin Long (unit #211), and Dave Parker (unit #128) each expressed concerns about financing difficulties associated with the current lawsuit.

The Board provided the homeowners with a status update on the lawsuit. The issues discussed included delays in the litigation process, costs of suit, the possibility of a form letter from the Board to lending institutions explaining the action, and other financing options available.

3.2 Dave Parker requested that the Board consider leaving the gate open during lunch hours. After discussion, the Board agreed to deny Mr. Parker's request for security reasons.

3.3 Marie Hayes stated that, on occasion, individuals wanting entry to the complex continuously sound their horn until a resident opens the gate in frustration. The Board agreed to remind homeowners about the procedure to open the gate from the telephone in their units via the newsletter.

3.4 Mr. Parker informed the Board about a pile of building materials stored near his unit by Ramstrum Construction.

Larry Ramstrum will move the materials once he's done with the current building.

3.5 Mr. Hennessy voiced concern about teenagers using vulgar language in the pool area.

Dave explained enforcement problems relating to restricting the behavior of individuals in the common areas.

3.6 The Board received a letter from Mr. Rodriguez (building 7628, unit #236), requesting permission to install a lattice on the back patio of his unit. After discussion, the Board approved the request and directed James to respond to the homeowner and to inform him that he will be responsible for maintenance of the lattice.

3.7 The Board received a letter from Mr. Rozner (unit #312) requesting that the Board reimburse him for repairs caused by previous roof leaks, and also requesting that the Board clean the downspouts more often.

James reminded the Board about its previous decision to hold off on cleaning the downspouts. Trish suggested that the Board reconsider, as the downspouts are already full. After discussion, the Board agreed to wait until late September or early October before cleaning the spouts.

After discussion, the Board agreed to deny Mr. Rozner's requests and it directed James to respond to him accordingly.

4. Security Gate System.

4.1 In response to a recent letter to the Board from a homeowner, the Board discussed the possibility of locking the walk-in gates at night, or installing access panels on the gates.

Trish will obtain bids for the installation of access panels for consideration by the Board.

4.2 The Board discussed the fire gate between the complex and Santa Barbara Research Center. After discussion, it was agreed that Merrill will make inquiry with SBRC.

VI. NEW BUSINESS.

Bill informed the Board about a possible ambiguity in the Association's CC&Rs relating to the maintenance of plumbing and electrical lines. He indicated that the CC&R's seem to indicate that homeowners are not responsible for the maintenance of water lines, electrical lines, etc. James stated that when CC&Rs are unclear on the issue, state law presides. James will provide the Association with a copy of the code sections concerning this matter to the Board at its next meeting.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 9:45 p.m.

2. The next regular meeting of the Board of Directors is scheduled for September 9, 1993 at 6:00 p.m.. The July meeting is scheduled for October 7, 1993 at 6:00 p.m.

EUCALYPTUS GROVES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July ~~12th~~ 8th, 1993 @ 7:00 PM

1. CALL MEETING TO ORDER
2. REQUESTS BY HOMEOWNERS IN ATTENDANCE OR VIA CORRESPONDENCE
   . Request from 7602 #302 (Moore's) to install play area for children
   . Letter from 7640 #372 (John Hennessy)
   . Marie Hayes' letter
3. APPROVAL OF PRIOR MINUTES
4. OFFICERS' & TREASURER'S & COMMITTEES' REPORT
5. OLD BUSINESS
   . Request for insurance claim for (#119) Ed Robinson denied.

   . Result of Kristin Berry's suit (Small Claims Court on 6/11/93)

   . Soil Compaction Lawsuit -- Management Conference scheduled for 8/6/93 at 1:30 PM (Dept 5) requested by Bergenson of Henderson & Angle

   . Late Payers Update

#101	(Straub)	$1,194	thru 7/31/93	paying extra as promised
#321	(Giacomazzi)	$1,886	thru 7/31/93	lien filed in February
#353	(Di Zinno)	$1,331	thru 7/31/93	REQUEST TO FILE LIEN

   . Other Old Business

6. NEW BUSINESS

   . Other New Business

7. ADJOURNMENT (SCHEDULE NEXT 2 MEETINGS) 7 PM @ 7610 Hollister Meeting Rm

   Aug 9, 1993

egagenda.per

Bartlein & Company, Inc.
Managers of Real Property

J U N E, 1 9 9 3
EUCALYPTUS GROVES
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	980.94		5,261.20		
MAINT. FEES/ASSESSMENTS	22,121.50	8.2%	132,893.39	49.5%	268,500.00
DISCOUNTS LOST	440.00	N/A	1,320.00	N/A	- 0 -
TOTAL INCOME	22,561.50	8.4%	134,213.39	50.0%	268,500.00
CLEANING & JANITORIAL	450.00	6.0%	2,355.00	31.4%	7,500.00
ELECTRIC	786.15	7.5%	5,198.86	49.5%	10,500.00
LANDSCAPE MAINTENANCE	3,907.90	9.3%	23,087.40	55.0%	42,000.00
LANDSCAPE SUPPLY & EXTRAS	- 0 -	0.0%	6,545.00	93.5%	7,000.00
MANAGEMENT FEES	1,280.00	8.3%	7,680.00	50.0%	15,360.00
PAINTING & DECORATING	- 0 -	0.0%	307.39	10.2%	3,000.00
POOL MAINT & SUPPLIES	763.98	6.4%	4,966.58	41.4%	12,000.00
POOL HEATING (GAS)	212.68	8.9%	2,261.52	94.2%	2,400.00
REPAIRS & MAINTENANCE	9,901.20	33.0%	63,649.89	212.2%	30,000.00
RUBBISH REMOVAL	2,032.36	7.8%	12,194.16	46.9%	26,000.00
SECURITY & PROTECTION	150.00	5.0%	900.00	30.0%	3,000.00
SUPPLIES	419.33	12.0%	1,046.35	29.9%	3,500.00
WATER & SEWER	909.85	7.6%	2,203.22	18.4%	12,000.00
INSURANCE	2,185.64	8.7%	13,113.84	52.5%	25,000.00
PEST CONTROL	- 0 -	0.0%	155.00	19.4%	800.00
PROFESSIONAL FEES	140.00	1.2%	20,020.00	166.8%	12,000.00
TELEPHONE EXPENSE	18.90	7.6%	99.97	40.0%	250.00
MISCELLANEOUS EXPENSE	173.65	17.4%	735.61	73.6%	1,000.00
OPERATING EXPENSES	23,331.64	10.9%	166,519.79	78.1%	213,310.00
RESERVE EXPENDITURES	- 0 -	0.0%	3,708.00	11.6%	32,000.00
TOTAL EXPENDITURES	23,331.64	9.5%	170,227.79	69.4%	245,310.00
CASH FLOW:Income-Expense	(770.14)	-3.3%	(36,014.40)	-155.3%	23,190.00
INCOME TAX	- 0 -	0.0%	(2,036.00)	72.7%	(2,800.00)
TRANSFER TO RESERVE	- 0 -	0.0%	- 0 -	0.0%	(20,390.00)
TRANSFER FROM RESERVE	- 0 -	N/A	33,000.00	N/A	- 0 -
OTHER TRANSACTIONS	- 0 -	0.0%	30,964.00	-133.5%	(23,190.00)
CURRENT BALANCE	210.80		210.80		

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
September 9, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Bill Bold, Treasurer; Merrill Robinson, Secretary; Patricia Stone, Second Vice President.

2. Others in attendance:

James Nguyen of Bartlein and Company; Lawrence Ramstrum of Ramstrum Construction; Tom Buffo, Maintenance Coordinator.

II. MEETING CALLED TO ORDER

By David Ringheiser at 6:20 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the August 2, 1993 regular meeting of the Board.

MOTION made to accept the Minutes of the August 2, 1993 regular meeting of the Board. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 399.51
Total Revenue	21,975.73
Total Expenditures	28,261.29
Transfer from Reserves	10,000.00
Current Balance	$ 4,113.95

It was noted that the amount budgeted for pool heating should be increased for 1994 as it is already over budget for 1993. Also, James noted that the Association has utilized 95% of its entire budget due to the high costs of maintenance and repairs to the complex this year.

MOTION made to accept the Treasurer's Report for August, 1993, as presented. MOTION SECONDED AND UNANIMOUSLY CARRIED.

2. Landscape Report.

2.1 Merrill reported that a fence was erected near the creek bed to prevent entry by children on their bicycles.

2.2 Merrill informed the Board about a substantial water leak by the pool area which was subsequently repaired by Art.

2.3 Bill suggested that strings be placed around the new plants located in the dividers within the complex as they are hard to see and may become damaged.

3. Maintenance Report.

3.1 Mr. Ramstrum provided the Board with a status update on current projects. Noted were:

* Emergency gas line repair to 7606.

* Inspection of sloping kitchen at 7628 #238 revealed no structural defect; apparently usual settling.

* The owner of #316 hired Reliable Plumbing (owned by Larry Ramstrum) to inspect a possible water leak in her unit. After the work was underway, she called James Nguyen and asked for future reimbursement for the repairs. James informed her that the payment for repairs such as the type described by the homeowner are the homeowners' responsibility.

  Upon inspection of the unit, the plumber was unable to find the source of the leak but believed that it was caused by a plugged washing machine drain located in #315.

  The Board agreed that payment of the plumber's bill is the responsibility of the owner of #316 as the services were requested by her without authorization and because repairs of this nature are the responsibility of the individual homeowners.

  Ramstrum indicated that he would speak with the homeowners involved in effort to have them work out a payment arrangement amongst themselves. The matter was tabled.

* The Board authorized Ramstrum to proceed with the siding project and directed him to work on 7620 #223 and #323 next.

3.2 Bill reported that the sauna door needs to be shaved and a handle needs to be installed on the inside of it. Ramstrum will inspect the door.

3.3 Bill informed the Board that sewer line in his unit recently blocked up, and that another unit in his building blocks up annually. He feels that more maintenance to the common line is needed to prevent the blockages. James responded that special precautions are being taken as the mainlines are being cleaned twice a year.

3.4 Tom Buffo presented the Board with Blake Fuentes' bid of $3,900 for the painting of the bridge and green parking structures within the complex. After discussion, the Board agreed that the project should be postponed for financial reasons. Tom indicated that he will try to wash the bridge to see whether it will look better.

3.5 Bill stated that the door to the exercise room and the door immediately next to it need to be painted. James will take care of it.

3.6 James asked the Board whether it wanted to have the gutters cleaned in October. After discussion, the Board directed James to go ahead with the project.

3.7 James asked the Board whether it wanted to have roof maintenance done to all buildings during October or November. Bill will check his records to see when the roofs were last maintained and will report his findings to the Board for further consideration. The matter was tabled.

3.8 The Board discussed recent gas line leaks found by the Gas Company in buildings #7606, 7624 and 7626. 9 out of 15 of the units had to have their gas lines replaced. Reliable Plumbing indicated that the leaking lines were underground, and that the leaks were caused improper installation. It was noted that the repairs costs between $800 and $900 per unit if repaired singularly, or between $200 and $300 per unit if several units were repaired at once.

Bill noted that five lines were previously replaced above ground at #7624 and #7626, and that the lines are unsightly and not in conformance with the original lines. James indicated that prior Board approval is needed when a homeowner alters the exterior of a building. He will remind homeowners in the next newsletter that all repiping must conform to the original plans, and he will let them know that repairs are less expensive when more than one unit is involved. After discussion, the Board directed James to put this information on a separate sheet to be enclosed with the newsletter.

Further, the Board directed James to send separate letters to the homeowners whose lines were replaced above ground, informing them that future non-conforming repairs will not be accepted by the Board.

MOTION made to authorize Bartlein & Company to pay Ramstrum approximately $450 for the slab repair that had to be dug up during the gas lines repair. MOTION SECONDED AND UNANIMOUSLY CARRIED.

3.9 Bill stated that annual maintenance of the bicycle area needs to be done soon. In the next newsletter, James will inform all residents to remove their bicycles for that purpose.

3.10 Trish provided the Board with the results of her inspection of the patio areas within the complex. Noted were:

* Several violations of the rule disallowing bicycles on the patio areas.

* Various maintenance items such as torn screens.

3.11 James provided the Board with two bids for the installation of lights in the parking lot as follows:

Larsen	Approximately $13,000
Ramstrum	Approximately $19,000

Ramstrum explained that the purchase price of the lights are the expensive aspect of his bid. Trish suggested the installation of less expensive lights. The Board agreed. Ramstrum will provide the Board with other lighting options for consideration.

3.12 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction's invoice #2052 in the amount of $6,667.07. MOTION SECONDED AND UNANIMOUSLY CARRIED.

3.13 MOTION made to authorize Bartlein & Company to pay Ramstrum Construction's invoice #2051 in the amount of $4,876.76. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4. Pool Report.

Bill informed the Board that Janet Bold noticed long hairline cracks on the bottom surface of the deep end of the pool. The Board noted that the pool was re-plastered a couple of years ago. Chris of Oasis Pools will check the cracks. The matter was tabled pending Chris' findings.

V. OLD BUSINESS

1. Lawsuit.

James provided the Board with copies of a September 8, 1993 letter from attorney Oxton. David informed the Board that the letter was drafted for the purpose of providing Bartlein & Company, and individual homeowners, with information that they can distribute to lending institutions requesting information about the suit.

Trish expressed concerns about the sections of the letter that specify her particular unit. The Board agreed that it should not be included and directed James to request that the section be deleted from the letter.

James asked each Board member to carefully review the letter and to provide him with any further comments.

It was noted that a Management Conference is scheduled for October 1, 1993 at 1:30 p.m.

2. Late Payers.

James provided the Board with a status update on the homeowners delinquent in the payment of their dues.

3. Homeowner Requests.

Unit #313 (Scudelari) requested that the front gates be kept open for open houses on Sundays from 1:00 p.m. to 4:00 p.m.

Bill indicated that the gate cannot be programmed to open on the days and time requested, so it would require his personally doing so each time.

After discussion, the Board agreed that potential buyers can simply call the unit being marketed and ask the realtor to open the gate for them. In the next newsletter, James will inform all residents/homeowners to leave entry instructions for potential buyers next to the key pad or on the marketing fliers explaining how to gain entry to the complex.

4. Security Gate System.

4.1 The Board discussed recent problems with the front exit security gate becoming stuck. Bill will keep an eye on the gate to see whether it is working properly. It was noted that gate maintenance costs approximately $50 per hour.

4.2 James presented the Board with the following bids to reactivate the walk-in gates:

By entry gate	--	appx. $225 materials appx. $102 labor
By exit gate	--	appx. $495 materials appx. $204 labor

The Board discussed the bids in detail and agreed that the gates should be reactivated for security reasons. The Board authorized Bartlein & Company to go forward with the project and to assign access code "93117" to the key pads. James indicated that all residents will be notified of the reactivation of the gates and the access code in the next newsletter.

VI. NEW BUSINESS.

5.1 Last month, Bill informed the Board about a possible ambiguity in the Association's CC&Rs relating to the maintenance of plumbing and electrical lines. He indicated that the CC&R's seem to indicate that homeowners are not responsible for the maintenance of water lines, electrical lines, etc. James stated that when CC&Rs are unclear on the issue, state law presides. As a follow-up, during this meeting, James provided the Board with a copy of Civil Code § 1364(a) which concerns Association's responsibility vs. Owner's responsibility.

At the next meeting, the Board will compare a copy of the Association's By-Laws with C.C. § 1364(a). The matter was tabled until that time.

5.2 James provided the Board with a bid from Flower & Associates to retrofit the current irrigation system to GWD Reclaim Water. The Board agreed that although it may save a lot of money for the Association in the long run, the Association should not go forward with such a project at this time due to financial considerations.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 8:30 p.m.

2. The next regular meeting of the Board of Directors is scheduled for October 7, 1993 at 6:00 p.m.. The July meeting is scheduled for November 8, 1993 at 6:00 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
October 7, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Louise Lang, Vice-President; Patricia Stone, Second Vice President; Bill Bold, Treasurer; Merrill Robinson, Secretary;

2. Others in attendance:

James Nguyen of Bartlein and Company; Tom Buffo, Maintenance Coordinator; Charlie Gorman (#334); Marie Hayes (#320); Mary Pat Mangan (#316).

II. MEETING CALLED TO ORDER

By Patricia Stone at 6:20 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the September 9, 1993 regular meeting of the Board.

MOTION made to accept the Minutes of the September 9, 1993 regular meeting of the Board. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 4,113.95
Total Revenue	22,315.14
Total Expenditures	24,697.46
Current Balance	$ 1,731.63

MOTION made to accept the Treasurer's Report for September, 1993, as presented. MOTION SECONDED AND UNANIMOUSLY CARRIED.

2. Landscape Report.

2.1 Merrill reported that she received complaints from homeowners about children playing in the creekbed area. In the next newsletter, residents will be asked to keep their children out of the area.

3. Maintenance Report.

3.1 James provided the Board with an October 7, 1993 letter from Mr. Ramstrum in which he provided an update on the siding repairs to date. James relayed that Mr. Ramstrum would like to repair the siding of 7602 #203 and 303 next (moderate repairs estimated).

Bill will speak with Mr. Ramstrum about which buildings to do next and will inform James of their decision.

3.2 James provided the Board with Ramstrum Construction's bid of $1,250 for the installation of high-pressure sodium lights on already existing poles within the overflow parking lot area. After discussion, the Board directed James to accept Ramstrum's bid but to request that a different type of light be used.

MOTION made to accept Ramstrum's bid of $1,250 for the installation of lights (other than high-pressure sodium lights) on the already existing poles in the parking lot area. MOTION SECONDED AND UNANIMOUSLY CARRIED.

3.3 James asked the Board whether it wanted to have annual roof maintenance done to all buildings. Bill will check his records to see when the roofs were last maintained and will report his findings to the Board for further consideration. The matter was tabled.

4. Pool Report.

4.1 Merrill informed the Board that she received homeowner complaints about the pool room being unclean. The Board discussed the obligations of the cleaning company. James will direct it to clean the shower room.

4.2 Bill informed the Board that the pool maintenance personnel inspected the cracks at the bottom of the pool and determined that they are nothing to worry about.

V. OLD BUSINESS

1. Lawsuit.

Ms. Marie Hayes of #320 informed the Board that she is displeased with the September 8, 1993 letter from attorney Oxton which homeowners can distribute to lending institutions requesting information about the suit.

Charlie Gorman of #334 was also present and expressed his concerns about the possibility of the suit decreasing the value of the properties. The Board sympathized with the homeowners' concerns, and Louise provided them with a status update of the suit.

After a lengthy discussion, the Board directed James to scheduled an appointment for the Board to meet with attorney Oxton during the week beginning October 11, 1993. Each Board member is to prepare a list of questions to be asked at the meeting.

2. Late Payers.

James provided the Board with a status update on the homeowners delinquent in the payment of their dues.

3. Homeowner Requests.

3.1 Mary Pat Mangan of #316 presented a letter to the Board regarding a leak she and/or her neighbors experienced several weeks ago. She asked that the Association pay for the plumber and the drywall patching. James noted that Ramstrum had received word from the owner of #315 that he will pay for Ramstrum (aka Reliable Plumber), but not the drywall patching. The Board emphasized that unless it's from a common line, the Association is not responsible for any repair costs. The Board instructed Ms. Mangan to get bids for the drywall repair and to pursue the matter with the owner of #315.

3.2 James informed the Board that Albert Giacomazzi (7620) #321 has offered to pay his delinquent association fees in full (2 payments) if the Board agrees to waive the loss discounts charges and impose a 10% late charge penalty instead.

After discussion,

MOTION made to refuse Mr. Giacomazzi's offer as outlined above. MOTION SECONDED AND UNANIMOUSLY CARRIED.

4. CC&Rs

For future reference, James provided the Board with a copy of Civil Code § 1364(a) which concerns Association's responsibility vs. Owner's responsibility.

VI. NEW BUSINESS.

1. James provided the Board with a proposed budget for 1994 (copy attached), and he reminded the Board that the new budget must be forwarded to all homeowners prior to November 15, 1993. The Board then reviewed the proposed budget in detail.

   After extensive discussion,

   MOTION made to accept the proposed budget 1994 with the following changes:

Repairs and Maintenance:	$69,000
Pool Maintenance and Supplies:	$12,500
Association Fee to increase to:	$137.00 per month

   MOTION SECONDED AND UNANIMOUSLY CARRIED.

2. James provided the Board with a bid from Flower & Associates to retrofit the current irrigation system to GWD Reclaim Water. At this time, the Board feels that it is not feasible.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 9:30 p.m.

2. The next regular meeting of the Board of Directors is scheduled for November 8, 1993 at 6:00 p.m.. The December meeting is scheduled for December 13, 1993 at 6:00 p.m.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 8, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Patricia Stone, Second Vice President; Bill Bold, Treasurer; Merrill Robinson, Secretary;

2. Vice-President Louise Lang was absent.

3. Others in attendance:

James Nguyen of Bartlein and Company; Tom Buffo, Maintenance Coordinator; Liz Campbell (#234); Mary Mason (#338).

II. MEETING CALLED TO ORDER

By David Ringheiser at 6:20 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the October 7, 1993 regular meeting of the Board.

MOTION made to accept the Minutes of the October 7, 1993 regular meeting of the Board. MOTION SECONDED AND UNANIMOUSLY CARRIED.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 1,731.63
Total Revenue	21,722.00
Total Expenditures	15,335.55
Current Balance	$ 8,118.08

MOTION made to accept the Treasurer's Report for October, 1993, as presented. MOTION SECONDED AND UNANIMOUSLY CARRIED.

2. Maintenance Report.

2.1 The Board inquired as to the costs of maintaining the gates. Bill will compile a maintenance record of the costs for review by the Board.

2.2 Tom reported that a set of weights is missing from the weight room and that a cable to one of the machines is broken. The Board agreed not to fix the cable at this time, but to replace the set of dumbbells.

2.3 Tom reported that painting activity within the complex has slowed and that he is now examining the buildings to see whether other areas are in need of painting.

David Ringheiser suggested that Tom's pay revert back to $100 per month because of the decrease in activity. The Board agreed.

2.4 Bill reported that the siding project is progressing satisfactorily, but that extensive dryrot was found at building 7602 (#205, #305).

2.5 James reported that Ramstrum Construction provided him with a new bid of $2,200 to install a new pole light in the parking lot.

The Board discussed the bid and noted that both ends of the parking lot should have additional lighting. However, per Ramstrum, a lighting specialist determined that the system may be overloaded if two additional poles are installed.

David suggested that the Board hold off on the project until it can financially afford to correct the problem right (1994).

Merrill felt that at least one extra light should be installed soon for liability reasons. Patricia suggested that the Board solicit other bids. The Board agreed.

Bill suggested that a new powerline be installed first and then the new lights. He will get estimates for the powerline.

2.6 Bill informed the Board that he recently cleaned out the bicycle storage lot.

Patricia suggested that the lot be converted back into a parking space or that a nicer enclosed storage lot be built. The Board agreed that a fully enclosed area would cause safety concerns.

All homeowners will be asked to provide the Board with feedback about the bicycle storage area in the next newsletter.

2.7 Pursuant to the Board's previous request, James obtained a bid from EJ's cleaning. The bid was for $750 per month, which is $400 more than the $350 charged by Merit. Considering the price difference, the Board agreed to continue with Merit.

V. OLD BUSINESS

1. Lawsuit.

The lawsuit was discussed in detail. David informed the Board that he is in possession of the confidential engineering reports prepared by Peter Ehlen & Associates and the Geotechnical Group. The Board discussed security measures and agreed to share one copy amongst the Board members.

MOTION was made to authorize Bartlein & Company to pay Attorney Oxton's bill dated November 2, 1993 in the amount of $2,187.00. MOTION SECONDED AND UNANIMOUSLY CARRIED.

2. Late Payers.

James provided the Board with a status update on the homeowners delinquent in the payment of their dues.

3. Homeowner Requests.

3.1 Mary Mason of #338 and Liz Campbell of #234 asked the Board to explain the pet policy as recently set forth in the monthly newsletter which indicated that all pets outside of their units must be on a leash. Ms. Mason questioned the Board's enforcement of such a policy, feeling the land within the Groves is common area and owned by all homeowners.

After discussion, the Board informed the residents that the leash policy will not be enforced in the common area.

The Board will have the following items published in the next newsletter:

* The cat policy will be clarified.
* Residents will be asked not to feed their cats outside.
* Residents will be asked to place tags on their cats which state the cat's name, address and owner's telephone number.
* Residents will be asked to speak directly with the cat's owner when experiencing a problem.

3.2 A potential buyer of unit #125 asked the Board's permission to install lattice at the unit which will match others within the complex.

The Board agreed to grant the request as long as it is built in conformity with the neighbors and the Association Rules.

3.3 The Board received a letter of complaint about the owner of 7638, unit #267, not cleaning up his dog's droppings when walking him within the complex and also questioned whether the dog conforms to the Association's pet weight rule. James will write a letter to the dog's owner asking him to cleanup after the animal and questioning the dog's weight.

3.4 James reported that Bartlein received complaints about a possible mouse infestation from various residents of building 7630.

Merrill recalled that the residents of building 7610 previously caught mice in their building. She recalled that the mice were living in the foliage outside the unit, and they subsequently left the area once it was trimmed.

James stated that the Association is not responsible for the costs associated with getting rid of mice inside the unit. He indicated that mice usually get in where pipes come into the home and recommended that the homeowners check and patch those areas. Bill Bold stated that he checks the screens on the bottoms of the buildings on a regular basis and that the ones at 7630 had no apparent holes. He will check the building again.

The Board agreed to pay $125.00 for two weeks of trapping, and it directed James to write of a letter to the subject homeowners telling them about this course of action.

3.5 Bill Bold provided the Board with the following bids supplied by Mary Meghan (unit #316) in connection with the drywall patching to be done in her unit:

Ramstrum Construction:	$201.00
Drywall Specialist:	$185.00

After a lengthy discussion, the Board directed James to write a letter to Ms. Meghan stating that the Board is not responsible for the repairs.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 9:30 p.m.

2. The next regular meeting of the Board of Directors is scheduled for December 13, 1993 at 6:00 p.m. The Annual meeting was tentatively scheduled for February 17, 1994 at 7:30 p.m. at the Goleta Valley Community Center.

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
December 13, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Vice-President Louise Lang; Bill Bold, Treasurer; Merrill Robinson, Secretary.

2. James Nguyen of Bartlein and Company was also in attendance.

3. Second Vice-President Patricia Stone was absent.

II. MEETING CALLED TO ORDER

By David Ringheiser at 6:05 p.m.

III. MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the November 8, 1993 regular meeting of the Board.

MOTION made by Merrill Robinson to accept the Minutes of the November 8, 1993 regular meeting of the Board.

MOTION SECONDED by Bill Bold.

MOTION CARRIED BY MAJORITY VOTE.

IV. COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	$ 8,118.08
Total Revenue	23,149.00
Total Expenditures	19,261.94
Transfer from Reserve	30,000.00
Current Balance	$42,005.14

2. Secretary's Report.

   2.1 The Board received a letter from the owner of unit #127 stating that some interior cracks have not been repaired. The Board directed James to respond that the Association is not responsible for interior maintenance.

2.2 The owner of 7620 #111 wrote a letter to the Board requesting that additional exterior lights be installed near her unit. After discussion,

MOTION made by Louise Lang to authorize Bartlein & Company to spend up to $300 to install additional lights near 7620 #111, upon Merrill's investigation.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY MAJORITY VOTE.

2.3 A resident wrote to the Board suggesting that a parking space be designated for motorcycles only, to free up other spaces within the complex currently used by motorcycles.

Dave noted that, although not enforced, the CC&Rs disallow motorcycles in the complex in any event.

In the next newsletter, all residents with motorcycles will be asked to share parking spaces.

2.4 Merrill reported that only a few homeowners responded to the item in last month's newsletter asking residents whether they want to convert the bicycle storage area back into a parking space. The matter was tabled.

2.5 The Board received a letter from a homeowner stating that she is interested in being a Board member. In the next newsletter all homeowners will be told what steps to take to be on the Board.

2. <u>Maintenance Report</u>.

2.1 Bill reported that Merit Cleaning is doing a more thorough job.

2.2 Bill reported that the utility doors at units 317, 326 and 361 are completely or partially off of their hinges. He noted that letters were previously sent to some of the residents asking that they fix their doors.

The Board agreed that the utility areas may be damaged if left open to the elements, and it directed James to write a letter to each homeowner:

* Stating that under the Association's rules, each homeowner must maintain the utility doors.

* Requesting that the homeowner replace or repair them accordingly.

* Informing each homeowner that they will be held responsible for all damages.

2.3 James presented the Board with a bill from Ramstrum Construction in the amount of $7,400 for siding repairs to 7602 Hollister Avenue, units 205 and 305. The Board authorized Bartlein & Company to pay the bill.

James reported that Ramstrum will begin siding repairs to units 210 and 310 in 1993.

Dave suggested that the Board solicit bids from other contractors. He felt that the costs may be lower if the entire project is covered under one bid. Also, he believed that other contractors may have different ideas about how to repair the siding.

Bill suggested that the Association continue to do the siding repairs one unit at a time, so that the Association will be able to pay for other unforseen items as they arise.

Louise is satisfied with Ramstrum's work and questioned the quality of work by other contractors. The Board agreed.

The matter was tabled.

V. OLD BUSINESS

1. Lawsuit.

The lawsuit was discussed in detail. David informed the Board that there is a possibility that a related lawsuit will be consolidated with the Association's case. The Board agreed that it is against a consolidation.

James presented the Board with the following bids:

Wm Dalziel & Associates (underpinning only)		$ 36,120
Hayward Baker (grouting only)	(Approx.)	$264,000

Bartlein & Company, Inc., is waiting form one more bid from John Carter.

2. Small Claims Action.

James reported that the court dismissed Kristin Berry's action against the Association due to her failure to show up at the appeal hearing.

3. Late Payers.

James provided the Board with a status update on the homeowners delinquent in the payment of their dues.

James reported that unit 210 (Hill) asked the Board to not file a lien as he will have the balance paid off by early January. The Board agreed to hold off on the lien procedure.

VI. NEW BUSINESS.

James informed the Board that the Parking Regulations will be mailed to all residents with the next newsletter.

James provided the Board with a sample 1994 facilities pass, which contains the pool rules on the back. With minor changes, the Board requested that the cards be waterproofed and yellow in color.

The Board authorized James to mail the passes out once the above changes have been made.

VI. MEETING ADJOURNED.

1. The meeting was adjourned at 8:15 p.m.

2. The next regular meeting of the Board of Directors is scheduled for January 6, 1994 at 6:00 p.m. The Annual meeting will be held on February 17, 1994 at 7:30 p.m. at the Goleta Valley Community Center.